

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: 04-14-2025

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:



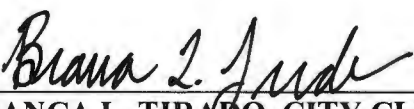
TROY WARNER



SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 04-28-2025

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 14, 2025, at 7:00 p.m. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Canneth Lee of Kingdom Christian Center Church, and Pledge to the Flag was given.

City Clerk Bianca L. Tirado announced: Good Evening, members of the public. For audio quality, we will be muting everyone not speaking by default to maintain good audio quality for the Council and yourselves. If you would like to speak during the meeting on a specific agenda item, please submit your request in the chat - directions to do so are in the chat. We ask that you provide your [FULL NAME] and [ADDRESS], as those are required for all speakers at in-person Council meetings.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=394592>

Council meetings are also available at Michiana Access Channel on both their website and their Facebook page.

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1 st District, President
Ophelia Gooden-Rodgers	2 nd District
Sharon L. McBride	3 rd District
Troy Warner	4 th District, Committee of the Whole
Sheila Niezgodski	6 th District
Karen L. White	At-Large
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large, Vice President

COUNCILMEMBERS ABSENT

Sherry Bolden-Simpson	5 th District
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OTHERS PRESENT

Bianca L. Tirado	City Clerk
Matthew Neal	Deputy Director of Policy
Margaret Gotsch	Director of Special Projects
Tierra Whitley	City Clerk Intern
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

March 24, 2025

Council President Lee requested reports from the Sub-Committee on Minutes.

Clerk Tirado stated that the Sub-Committee on Minutes inspected the March 24, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Troy Warner moved to approve the March 24, 2025 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

Caleb Bauer, Executive Director of Community Investment, with offices on the 14th floor of the County-City Building, presented the 2024 Tax Increment Financing (TIF) Management Report.

The Redevelopment Commission was created in 1956. The Commission investigates, surveys and studies areas that need redevelopment, as well as studies and combats the factors causing an area to need redevelopment. TIF is a financing tool used to fund economic development and investment in infrastructure and other public improvements. Publicly owned infrastructure improvements, publicly owned capital projects, professional services, supervisory expenses, and capital projects of private entities in furtherance of economic development or redevelopment purposes of a TIF district are all eligible uses of Tax Increment Financing. The TIF districts within South Bend include the River West Development Area, the Douglas Road Development Area, the West Washington Development Area, the River East Development Area, the River East Residential Development Area, the South Side Development Area, and the Riverwalk Development Area. The fund balance of all development areas at the end of 2024 was seventy million eight hundred and eighty-three thousand three hundred and twelve dollars (\$70,883,312). The cash balance had decreased since 2023 in order to further new developments within the development areas. In 2024, expenditures across all districts totaled sixty million six hundred and fifty-seven thousand five hundred and fifty-eight dollars (\$60,657,558). Cumulative assessed value across all districts has grown significantly since 2019.

Councilmember Sharon McBride requested clarification regarding the expiration of the West Washington Development Area.

Caleb Bauer stated that the West Washington Development Area will sunset later this year, and a new base-assessed value will be set. The City is looking at the possibility of incorporating part of the West Washington Development Area into the River West Development Area.

Councilmember McBride asked what criteria will be considered when deciding whether or not to incorporate part of the West Washington Development Area into the River West Development Area.

Caleb Bauer stated that often having larger development areas that incorporate more resources allows the City the ability to more easily deliver on commitments within neighborhoods. The City is also considering newer tools such as Single Family Residential Economic Development Areas.

Councilmember McBride asked how many entities the City is actively pursuing a clawback of finances.

Caleb Bauer answered one (1).

Councilmember Dr. Oliver Davis asked if the City could utilize TIF funds to purchase vehicles for police and fire.

Caleb Bauer stated that the City routinely utilizes TIF funds to assist in the development of new fire stations. The City will consider expanding the utilization of TIF funds to further support public safety measures.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

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

PUBLIC HEARINGS

BILL NO.

06-25

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 411 COTTAGE GROVE AVENUE COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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. 06-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 06-25 requests a special exception for property located at 411 Cottage Grove Avenue for the construction of a duplex. The site is currently a vacant lot, and the proposal is consistent with the South Bend Comprehensive Plan. Bill No. 06-25 comes with a favorable recommendation from the Board of Zoning Appeals.

Walter Costa, petitioner, 434 Broadmore Estate, Goshen, IN 46528, was present for questions.

Councilmember Gooden-Rodgers requested clarification regarding the development.

Skip Morrell stated that the property would house two (2) units.

Council Vice President Rachel Tomas Morgan requested information regarding the petitioner’s development history.

Walter Costa stated that they have rehabbed nine (9) properties in the area over the last four (4) years.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee thanked the petitioner for their investment.

Council President Lee moved to send Bill No. 06-25 to the Full Council with a favorable recommendation, 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

15-25

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 1335 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

16-25

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 1253 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

Council President Lee moved to hear Bill Nos. 15-25 and 16-25 together, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

Clerk Tirado read the bills to the Council for their second (2nd) readings.

After the second (2nd) readings, Councilmember Dr. Davis stated that Bill Nos. 15-25 and 16-25 both were heard in the Zoning and Annexation Committee, and both come with favorable recommendations.

Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill Nos. 15-25 and 16-25 both request special exceptions for the construction of duplexes on currently vacant lots. Bill No. 15-25 refers to 1335 Corby Boulevard and Bill No. 16-25 refers to 1253 Corby Boulevard. Both proposals are consistent with the South Bend Comprehensive Plan and both bills come from the Board of Zoning Appeals with favorable recommendations.

Elissa Gunsorek, petitioner, 7821 Morse Road, New Albany, Ohio 43054, was present for questions.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Warner thanked the petitioner for their investment.

Council Vice President Tomas Morgan moved to send Bill No. 15-25 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

Councilmember White moved to send Bill No. 16-25 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

18-25

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 1701 HICKORY ROAD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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. 18-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 18-25 requests two (2) special exceptions for property located at 1701 Hickory Road. One (1) special exception is to allow for the use of the property as a park, and the other special exception is a use variance to allow for an indoor entertainment and recreation facility in a parcel zoned Suburban Neighborhood One (S1). The property is currently used for park space and outdoor baseball fields. The special exceptions would formalize that use and allow for the development of an indoor baseball field. The development would be consistent with the use and

design of the surrounding area. Bill No. 18-25 comes from the Board of Zoning Appeals with a favorable recommendation.

Angela Smith, Danch Harner and Associates, with offices located at 1643 Commerce Drive, South Bend, IN 46628, stated that the East Side Baseball and Softball Association has had a lease with the Parks Department for a while, and now is seeking to improve their current outdoor baseball fields. The indoor facility will allow for year-round training. The developers have taken into consideration the concerns of neighbors regarding street access, additional parking, lighting, and drainage. The development will also include new sidewalks and new landscaping.

Councilmember Warner requested a response to the concerns raised by residents regarding traffic, lighting, noise, and green space.

Angela Smith stated that the developers sought to make sure traffic would come from Hickory Road, so the main entrance to the park is on Schreiner Way. There will be an addition of one hundred and eighty-three (183) parking spaces to also help with increased traffic. There are many City restrictions limiting the lighting on the property, which helps to reduce the possibility of excess lighting. The addition of more baseball diamonds will hopefully allow for games to finish earlier in the day; therefore, preventing unwanted noise and light later in the evening. There are also new technologies that help to direct and reduce the sound from the fields.

Council President Lee asked how many more players this development may bring to the area.

Angela Smith stated that the diamonds would be phased-in, so it is not expected for there to be an overwhelming increase in attendees all at once.

Councilmember Gooden-Rodgers asked if concessions would be offered at the facility.

Angela Smith stated that concessions would be offered and that bathrooms would be available. The development will also allow for there to be an office on site, which will help with any security concerns.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee moved to send Bill No. 18-25 to the Full Council with a favorable recommendation, 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

20-25

PUBLIC HEARING ON AN ORDINANCE OF
THE SOUTH BEND COMMON COUNCIL
CREATING THE 2024 RDA TAXABLE LEASE
RENTAL REVENUE BOND CAPITAL FUND
(#457)

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

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 20-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Kyle Willis, City Controller, with offices on the 12th floor of the County-City Building, stated that Bill No. 20-25 creates the 2024 RDA Taxable Lease Rental Revenue Bond Capital Fund (#457) which will house the bond proceeds for the Madison Lifestyle District project. The project has generated twenty-four million four hundred and eighty thousand dollars (\$24,480,000) which can only be used for the Madison Lifestyle District project.

Council Vice President Tomas Morgan requested information regarding the reason for the creation of the fund.

Kyle Willis stated that the creation of the fund is to ensure accountability and clarity regarding the funds for the Madison Lifestyle District project.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Bill No. 20-25 to the Full Council with a favorable recommendation, which was seconded by Council Vice President Tomas Morgan and carried by a vote of eight (8) ayes with one (1) councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

21-25

PUBLIC HEARING ON AN ORDINANCE OF
THE SOUTH BEND COMMON COUNCIL
CREATING THE 2024 RDA LEASE RENTAL
REVENUE BOND CAPITAL FUND (#458)

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

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 21-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Kyle Willis, City Controller, with offices on the 12th floor of the County-City Building, stated that Bill No. 21-25 creates the 2024 RDA Lease Rental Revenue Bond Capital Fund (#458) which will house the bond proceeds for the Four (4) Winds Field project. The project has generated forty-four million eight hundred and sixty thousand dollars (\$44,860,000) which can only be used for the Four (4) Winds Field project.

Councilmember Warner asked when the proceeds of the bonds would be received.

Kyle Willis stated that the proceeds have already been received, and that the creation of the funds is merely administrative. Construction on Four (4) Winds Field has already begun and is expected to be completed by late 2026.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Bill No. 21-25 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

22-25

PUBLIC HEARING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, TO VACATE THE
FOLLOWING DESCRIBED PROPERTY: THE
PORTION OF THE RIGHT-OF-WAY ALONG
THE SOUTH SIDE OF MARION STREET AND
EAST SIDE OF MAIN STREET FROM THE
ROUNDBOUT AT MICHIGAN STREET AND

MARION STREET SOUTHWESTERLY TO
MADISON STREET

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

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 22-25 went before the Public Works and Property Vacation Committee and comes with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Angela Smith, Danch Harner and Associates, with offices located at 1643 Commerce Drive, South Bend, IN 46628, stated that Bill No. 22-25 seeks to vacate the right-of-way adjacent to the roundabout south of Beacon Hospital up to a foot behind the sidewalk. The vacation will allow for a more urban style of development.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Tomas Morgan moved to send Bill No. 22-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RISE AND REPORT

Councilmember Dr. Davis moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember McBride 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 READINGBILL NO.06-25

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 411 COTTAGE GROVE AVENUE COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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. 06-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Tomas Morgan moved for the passage of Bill No. 06-25, 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

15-25

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 1335 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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. 15-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 15-25, 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

16-25

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 1253 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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. 16-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 16-25, 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

18-25

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 1701 HICKORY ROAD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

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. 18-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Gooden-Rodgers moved for the passage of Bill No. 18-25, 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

20-25

THIRD READING ON AN ORDINANCE OF THE
SOUTH BEND COMMON COUNCIL CREATING
THE 2024 RDA TAXABLE LEASE RENTAL
REVENUE BOND CAPITAL FUND (#457)

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. 20-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 20-25, 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

21-25

THIRD READING ON AN ORDINANCE OF THE
SOUTH BEND COMMON COUNCIL CREATING
THE 2024 RDA LEASE RENTAL REVENUE
BOND CAPITAL FUND (#458)

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. 21-25 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. 21-25, which was seconded by Councilmember McBride and carried by a vote of eight (8) ayes with one (1) councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

22-25

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, TO VACATE THE

FOLLOWING DESCRIBED PROPERTY: THE PORTION OF THE RIGHT-OF-WAY ALONG THE SOUTH SIDE OF MARION STREET AND EAST SIDE OF MAIN STREET FROM THE ROUNDABOUT AT MICHIGAN STREET AND MARION STREET SOUTHWESTERLY TO MADISON STREET

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. 22-25 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. 22-25, which was seconded by Councilmember 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 Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RESOLUTIONS

25-20

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE ISSUANCE OF SCRAP METAL/JUNK DEALERS/RECYCLING OPERATIONS LICENSES FOR CALENDAR YEAR 2025 PURSUANT TO SECTION 4-51 OF THE SOUTH BEND MUNICIPAL CODE

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Warner stated Bill No. 25-20 was heard in the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Michelle Adams, Department of Community Investment, with offices on the 14th floor of the County-City Building, stated that Bill No. 25-20 requests the approval of six (6) scrap metal dealer renewal applications: LKQ Pick Your Part Midwest LLC (1602 South Lafayette Boulevard), Big Bulldog Auto Parts (3700 South Gertrude Street), OmniSource LLC (1305 Prairie Avenue), Republic Services (2500 Green Tech Drive), Stevie’s Enterprises (3109 South Gertrude), and Paul’s Auto Yard (3300 South Main Street). These applications received favorable recommendations regarding fire, code, and environmental compliance, also for proper maintenance of the premises, and the height and condition of the fencing.

Councilmember Gooden-Rodgers asked how often inspections are conducted.

Michelle Adams stated that the municipal code requires two (2) inspections every year.

Councilmember Gooden-Rodgers asked if there had been any violations reported for the six (6) companies.

Michelle Adams stated that she had not been informed of any violations.

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

Councilmember Gooden-Rodgers moved for the adoption of Bill No. 25-20, which was seconded by Councilmember Warner, and carried by a vote of eight (8) ayes with one (1) councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

25-21

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, RECOMMENDING DENIAL OF A SCRAP METAL/JUNK DEALERS/RECYCLING OPERATIONS LICENSES FOR US SCRAP & RECYCLING LLC PURSUANT TO SECTION 4-51 OF THE SOUTH BEND MUNICIPAL CODE

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Warner stated Bill No. 25-21 was heard in the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Michelle Adams, Department of Community Investment, with offices on the 14th floor of the County-City Building, stated that Bill No. 25-21 requests the denial of a scrap metal dealer license renewal application for US Recycling LLC, in accordanc with Section 4-51 of the South Bend Municipal Code. US Recycling LLC, located at 1610 Circle Avenue, received favorable recommendations from the police department, the fire inspection bureau, neighborhood resources, and the zoning department. The Indiana Department of Environmental Management (IDEM) found there to be multiple hazardous waste violations at 1610 Circle Avenue. Given the environmental violations found on the property, the City is requesting the denial of US Recycling LLC’s scrap metal dealer license renewal.

Caleb Bauer, Executive Director of Community Investment, with offices on the 14th floor of the County-City Building, stated that the violations found by IDEM included the failure to make a waste determination on certain materials and releases identified in various locations at the site and in containers, the shipping of large quantities of waste without notice to IDEM or documentation from the Environmental Protection Agency (EPA), and the deposit of solid waste / containments(s) upon the land in an unacceptable method. Six (6) days after US Recycling LLC presented testimony that they were cooperating and complying with IDEM’s restrictions, IDEM observed multiple violations at 1610 Circle Avenue.

Council President Lee opened the public hearing.

Richard Williams, 724 West Washington Street, South Bend, IN 46601, spoke in favor of Bill No. 25-21.

John Hamilton, 913 West Colfax Avenue, South Bend, IN 46601, spoke in favor of Bill No. 25-21.

Anne Mannix, 724 West Washington Street, South Bend, IN 46601, spoke in favor of Bill No. 25-21.

James Curlee, 2610 Sampson Street, South Bend, IN 46614, spoke in favor of Bill No. 25-21.

Donnie Rodgers, 508 1/2 West Washington Street, South Bend, IN 46601, spoke in favor of Bill No. 25-21.

Rafael Morton, St. Joseph County Commissioner, spoke in favor of Bill No. 25-21.

Council President Lee closed the public hearing.

Councilmember Gooden-Rodgers thanked the residents that spoke, and thanked Councilmember White.

Councilmember Dr. Davis thanked the administration and the neighbors that got involved. Councilmember Dr. Davis stated that the City should not do business with US Recycling LLC, and should reassess oversight of scrap metal dealers in the City.

Councilmember White stated that the work for this project began in 2019, and stated that she has learned quite a lot regarding environmental justice. Councilmember White thanked Councilmember McBride, County Commissioner Rafael Morton, Caleb Bauer, City Administration, and the neighbors.

Council President Lee thanked Caleb Bauer, City Administration, the neighborhood association Councilmember White, Councilmember McBride, and County Commissioner Rafael Morton.

Council Vice President Tomas Morgan moved for the adoption of Bill No. 25-21, 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 – Aye	Council Vice President Rachel Tomas Morgan – Aye
Councilmember Ophelia Gooden-Rodgers – Aye	Councilmember Sharon McBride– Aye
Councilmember Troy Warner – Aye	Councilmember Sherry Bolden-Simpson – Absent
Councilmember Sheila Niezgodski – Aye	Councilmember Dr. Oliver Davis – Aye
Councilmember Karen L. White – Aye	

25-22

A RESOLUTION OF THE COMMON COUNCIL OF SOUTH BEND, INDIANA ADOPTING INDIANA CODE § 5-23 IN ITS ENTIRETY AND AUTHORIZING THE CITY OF SOUTH BEND BOARD OF PUBLIC WORKS TO TAKE ALL OTHER ACTIONS RELATED THERETO

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Niezgodski stated Bill No. 25-22 was heard in the Public Works and Property Vacation Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Michael Schmidt, Assistant City Attorney, with offices on the 12th floor of the County-City Building, stated that Bill No. 25-22 authorizes the Board of Public Works to manage potential future Build, Operate, and Transfer (BOT) projects.

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

Councilmember Niezgodski moved for the adoption of Bill No. 25-22, which was seconded by Councilmember Gooden-Rodgers, and carried by a vote of seven (7) ayes with two (2) councilmembers absent.

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

25-23

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA AUTHORIZING AND APPROVING THE EXECUTION OF A FIRST AMENDMENT TO

THE CERTIFIED TECHNOLOGY PARK
AGREEMENT BETWEEN THE CITY OF SOUTH
BEND, INDIANA, INDIANA ECONOMIC
DEVELOPMENT CORPORATION, AND THE
SOUTH BEND REDEVELOPMENT
COMMISSION

Clerk Tirado read the resolution to the Council.

After the reading Council President Lee requested a committee report.

Councilmember Warner stated Bill No. 25-23 was heard in the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address and share key points before the council.

Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that Bill No. 25-23 authorizes the First (1st) Amendment to the Certified Technology Park (CTP) Agreement for Ignition and Innovation Park. CTP is a fund that allows for the capture of property taxes that exceed the base assessed value for parcels within the park. CTP also captures taxes from retail, use taxes of businesses in the Park, and State income taxes paid by employees for wages earned for work in the Park. Bill No. 25-23 will allow Ignition and Innovation Park to become recertified as a Level Two (2) CTP. CTP funds can be used for acquisition, public works improvements, construction, environmental remediation, maintenance, and public facilities.

Councilmember Warner stated that the CTP allows for the capture of not just property taxes, but also State income taxes that would typically be taken out of the area.

Council Vice President Tomas Morgan requested information regarding the possibility and timeline for receiving funds from 2023 and 2024.

Joseph Molnar stated that it is the City’s opinion that the retroactive funds will be received, and that should begin occurring after the Park’s recertification.

Council President Lee asked what the plans are for Ignition and Innovation Park.

Joseph Molnar stated that there are multiple companies interested in the Park, but nothing is yet confirmed.

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

Councilmember Warner moved for the adoption of Bill No. 25-23, which was seconded by Council Vice President Tomas Morgan, and carried by a vote of eight (8) ayes with one (1) councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <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 Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

BILLS ON FIRST READING

BILL NO.

23-25

FIRST READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AMENDING CHAPTER 6,
ARTICLE 9 OF THE SOUTH BEND MUNICIPAL
CODE TO UPDATE THE REGULATIONS FOR
FLOOD DAMAGE PREVENTION

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

Council President Lee entertained a motion to send Bill No. 23-25 to the Public Works and Property Vacation Committee for a public hearing and third (3rd) reading on April 28, 2025.

Councilmember Niezgodski moved to send Bill No. 23-25 to the Public Works and Property Vacation Committee for a public hearing and third (3rd) reading on April 28, 2025, which was seconded by Council Vice President Tomas Morgan and carried via a vote by voice.

24-25

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 1702 WESTERN AVENUE COUNCILMANIC DISTRICT NO. 6 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. 24-25 to the Board of Zoning Appeals on May 5, 2025, and to the Zoning and Annexation Committee for a public hearing and third (3rd) reading on May 12, 2025.

Councilmember McBride moved to send Bill No. 24-25 to the Board of Zoning Appeals on May 5, 2025, and to the Zoning and Annexation Committee for a public hearing and third (3rd) reading on May 12, 2025, which was seconded by Councilmember White and carried via a vote by voice.

26-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 13, ARTICLE 4, SECTION 13-58; CHAPTER 2, ARTICLE 12, SECTION 2-142; AND CHAPTER 13, ARTICLE 10, SECTION 13-96 TO UPDATE THE REGULATIONS FOR DISCHARGING FIREARMS

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

Council President Lee entertained a motion to send Bill No. 26-25 to the Health and Public Safety Committee for a public hearing and third (3rd) reading on April 28, 2025.

Councilmember McBride moved to send Bill No. 26-25 to the Health and Public Safety Committee for a public hearing and third (3rd) reading on April 28, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

27-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 13, ARTICLE 7, SECTION 13-81 TO REPEAL THE ORDINANCE PROHIBITING PUBLIC NUISANCE NOISES

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

Council President Lee entertained a motion to send Bill No. 27-25 to the Health and Public Safety Committee for a public hearing and third (3rd) reading on April 28, 2025.

Councilmember McBride moved to send Bill No. 27-25 to the Health and Public Safety Committee for a public hearing and third (3rd) reading on April 28, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

28-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE HISTORIC

PRESERVATION TICKET SURCHARGE FOR
THE MORRIS PERFORMING ARTS CENTER

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

Council President Lee entertained a motion to Council President Lee entertained a motion to send Bill No. 28-25 to the Personnel and Finance Committee for a public hearing and third (3rd) reading on April 28, 2025.

Councilmember McBride moved to send Bill No. 28-25 to the Personnel and Finance Committee for a public hearing and third (3rd) reading on April 28, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Councilmember Dr. Davis congratulated Clerk Bianca Tirado for being selected for Michiana's Forty Under Forty.

Councilmember Niezgodski stated that Amy Hill will be moving on from Transpo to a new position at YWCA.

Council President Lee stated that on April 18, 2025 at 5:00p.m., at the Kingdom Christian Center, the South Bend Police Department will be having a Cops and Conversation event. Council President Lee visited Gary, Indiana for World Civility Day along with Councilmember White and Gladys Muhammad.

PRIVILEGE OF THE FLOOR

None.

ADJOURNMENT

Council President Canneth Lee adjourned the meeting at 9:18 p.m.