

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: 04-28-2025

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: 05-12-2025

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 28, 2025, at 7:00 p.m. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Jim Bayer of Gospel Center Missionary 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=395098>

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
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6 th District
Karen L. White	At-Large
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large, Vice President

COUNCILMEMBERS ABSENT

None

OTHERS PRESENT

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

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

SUB-COMMITTEE ON MINUTES:

April 14, 2025

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

Clerk Tirado stated that the Sub-Committee on Minutes inspected the April 14, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Sherry Bolden-Simpson moved to approve the April 14, 2025 Common Council meeting minutes, which was seconded by Councilmember Dr. Oliver Davis and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

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

PUBLIC HEARINGS

BILL NO.

14-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, ANNEXING TO AND BRINGING WITHIN THE CITY LIMITS OF SOUTH BEND, INDIANA, CERTAIN LAND LOCATED IN GERMAN TOWNSHIP, CONTIGUOUS THEREWITH; COUNCILMANIC DISTRICT NO. 1, NORTH OF THE INTERSECTION OF EDISON ROAD AND SUNDOWN ROAD, SOUTH BEND, INDIANA
(PUBLIC HEARING ONLY)

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. 14-25 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Skip Morrell, Principal Development Planner, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 14-25 requests an annexation for property located just north of the intersection of Edison Rd. and Sundown Rd., and just east of Saint Joseph Valley Parkway. The petitioner is Fort Wayne Logistics (FWL), LLC, and they seek to construct a thirteen thousand square foot (13,000 sq. ft.) addition to their existing site. Extension of sewer and/or water will be contingent upon the approval of the Board of Public Works, and at the expense of the developer.

Chris Godlewski, Abonmarche, 315 West Jefferson Boulevard South Bend, IN 46601, stated that FWL requests this annexation because their project needs public water for fire suppression. Following annexation, FWL will submit the project for City review, plan review, and permitting process. Fort Wayne Logistics plans to install septic for wastewater and hopes to begin construction by late summer or early fall.

Council President Canneth Lee asked how soon construction could begin.

Chris Godlewski stated that, depending on the review process, construction could begin in July but more likely in August. The project would create ten (10) full-time jobs.

Councilmember Dr. Davis asked about the salaries for the new jobs.

Chris Godlewski replied that the jobs would be in the median range for positions in logistics, forklift drivers, and office staff.

Councilmember Warner asked if Mr. Godlewski could get the answer before Bill No. 14-25's third (3rd) reading on May 12, 2025.

Councilmember Ophelia Gooden-Rodgers asked if the project would utilize local workers.

Chris Godlewski stated that he could find out that information for the Council.

Councilmember Warner held the public hearing, and nobody spoke.

Bill No. 14-25 will receive Council discussion and a third (3rd) reading on May 12, 2025.

23-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 23-25 went before the Public Works and Property Vacation Committee and was given a favorable recommendation.

Jenna Throw, City Attorney, with offices on the twelfth (12th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 23-25 amends Chapter 6, Article 9, of the South Bend Municipal Code to update the floodplain regulations of the City. The amendments are required by the Federal Emergency Management Agency (FEMA) and the Indiana Department of Natural Resources (DNR) to allow the City to participate in the National Flood Insurance Program. The language is based on a model ordinance that was provided by the Indiana DNR, and the specific language has been approved by the Indiana DNR. Similar ordinances have already been adopted by St. Joseph County and other municipalities throughout the County. The Ordinance expands definition for floodplains, specifies requirements for critical facilities, enhances enforcement provisions, and provides for a formal appeals process.

Randy James, Building Commissioner, with offices at 125 South Lafayette Boulevard., South Bend, IN 46601, stated that the proposed ordinance allows the City to qualify not only for the Federal Flood Insurance Program but also for FEMA disaster relief funds.

Councilmember Niezgodski clarified that the language within the ordinance was sent to the Indiana DNR for approval. After passage, the ordinance will go to the DNR and then to FEMA to ensure that nothing has been revised in the language.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Niezgodski moved to send Bill No. 23-25 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 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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

26-25

PUBLIC HEARING 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 (SUBSTITUTE)

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

After the second (2nd) reading, Council Vice President Tomas Morgan stated that Bill No. 26-25 was amended by the Health and Public Safety Committee and comes as a Substitute bill with a favorable recommendation.

Jenna Throw, City Attorney, with offices on the twelfth (12th) floor of the County-City Building, South Bend, IN 46601, stated that Substitute Bill No. 26-25 amends the City regulations for discharging firearms. Jenna Throw noted that the intent of the amendments is to increase enforceability and address Second (2nd) Amendment concerns by including a self-defense exception. Substitute Bill No. 26-25 also combines firearm discharge provisions and exceptions into the same area of the Municipal Code for clarity.

Councilmember Dr. Davis asked about regulating pellet guns.

Jenna Throw replied that pellet guns could be regulated in a different part of the Municipal Code. Substitute Bill No. 26-25 focuses on the regulation of firearms that meet the definition of firearms under Indiana law. A separate ordinance could be created to regulate pellet guns.

Councilmember Dr. Davis asked about military funerals.

Jenna Throw noted that military funerals authorized by the City would not constitute a violation.

Councilmember Niezgodski responded that the American Legion and Disabled American Veteran (DAV) clubs host a 21-gun salute for deceased veterans as part of memorials and funeral ceremonies. These ceremonies may involve the military, but they also can involve the American

Legion, DAV, and other patriotic organizations. Councilmember Niezgodski noted that there are strict guidelines in place for the discharge of weapons at cemeteries and other public places.

Jenna Throw stated that the ordinance requires funerals where weapons are discharged to receive prior authorization from the City.

Councilmember Sharon McBride thanked the petitioner and asked for Council to have greater communication and coordination with the Administration when ordinance revisions are being proposed.

Councilmember Gooden-Rodgers moved to accept Substitute Bill No. 26-25, which was seconded by Councilmember Karen White and carried via a vote by voice.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Tomas Morgan commented that she is looking forward to having further discussions in Health and Public Safety Committee and with Councilmember White about the possible regulation of pellet guns.

Councilmember Karen White voiced agreement.

Council Vice President Tomas Morgan moved to send Substitute Bill No. 26-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Karen White and carried by a vote of nine (9) ayes.

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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

27-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Council Vice President Tomas Morgan stated that Bill No. 27-25 comes with a favorable recommendation.

Jenna Throw, City Attorney, with offices on the twelfth (12th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 27-25 repeals Section 13-81 of the South Bend Municipal Code. The repeal of Section 13-81 will improve the enforceability of Section 13-57 which more clearly provides regulations regarding public nuisance noises.

Council Vice President Tomas Morgan requested information regarding the process for filing a noise complaint and what the police consider a noise violation.

Kylie Connell, Assistant City Attorney, with offices on the twelfth (12th) floor of the County-City Building, South Bend, IN 46601, replied that the main way to report any kind of noise violation is typically through the police department via their non-emergency line. Other resources for complaints are the three-one-one (311) line or neighborhood services. It is important that community members document any kind of noise violation.

Councilmember Gooden-Rodgers asked how to help an elderly resident who does not know how to use a camera or a recorder.

Kylie Connell suggested that neighbors could assist the resident with documenting the noise.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 27-25 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 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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

28-25

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Niezgodski stated that Bill No. 28-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Jenna Throw, City Attorney, with offices on the 12th floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 28-25 amends the ticket surcharge at the Morris Performing Arts Center (MPAC). The intent of this ordinance is to ensure compliance with the new Federal Trade Commission (FTC) regulations that go into effect on May 12, 2025. The current per ticket fee of three dollars and fifty cents (\$3.50) would be raised to four dollars and seventy-five cents (\$4.75), but the transaction fee of five dollars (\$5.00) would be eliminated.

Amber Schisler, Director of Ticketing and Strategy at the Morris Performing Arts Center, with offices at 211 North Michigan Street, South Bend, IN 46601, stated that all fees and costs must be part of the total price during the ticket selection process. To be complaint with the FTC, the ordinance must be effective no later than May 12, 2025.

Councilmember Warner thanked the petitioner.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Gooden-Rodgers moved to send Bill No. 28-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Niezgodski and carried by a vote of nine (9) ayes.

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>Aye</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 Gooden-Rodgers 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.

23-25

THIRD 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 third (3rd) reading.

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

Councilmember Niezgodski moved for the passage of Bill No. 23-25, 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 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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

26-25

THIRD 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 Substitute bill to the Council for its third (3rd) reading.

Councilmember Warner stated that Bill No. 26-25 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 Substitute Bill No. 26-25, which was seconded by Councilmember White and carried by a vote of nine (9) ayes.

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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

27-25

THIRD 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 third (3rd) reading.

Councilmember Warner stated that Bill No. 27-25 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. 27-25, 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 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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

28-25

THIRD 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 third (3rd) reading.

Councilmember Warner reported that Bill No. 28-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Sherry Bolden-Simpson moved for the passage of Bill *No. 28-25*, which was seconded by Councilmember Niezgodski and carried by a vote of nine (9) ayes.

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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

RESOLUTIONS

25-24

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA,
ADOPTING A WRITTEN FISCAL PLAN AND
ESTABLISHING A POLICY FOR THE
PROVISION OF SERVICES TO AN
ANNEXATION AREA IN GERMAN TOWNSHIP
(EDISON SUNDOWN ANNEXATION AREA)

Clerk Tirado read the resolution to the Council.

Councilmember Dr. Davis stated Bill No. 25-24 was heard in the Zoning and Annexation Committee and comes to the Full Council with a favorable recommendation.

Council President Lee requested that the petitioner(s) state their name and address.

Skip Morrell, Principal Development Planner, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 25-24 seeks to adopt a fiscal plan for the annexation of land immediately north of the intersection of Edison Road and Sundown Road in German Township. Bill No. 25-24 outlines how the City would provide utilities, fire, police, and street maintenance to the annexed area.

Council President Lee opened the public hearing

Chris Godlewski, Abonmarche, with offices at 315 West Jefferson Boulevard. South Bend, IN 46601, and representing the landowner, Kevin Bone (FWL's owner), spoke in favor of Bill *No. 25-24*. Chris Godlewski stated that wages current and proposed for the new development are annual salaries between forty thousand dollars (\$40,000) and one hundred and twenty-five thousand dollars (\$125,000). The masons and electricians working on the project will most likely be local and union workers.

Council President Lee thanked the petitioner.

Councilmember Dr. Davis thanked the petitioner.

Councilmember Gooden-Rodgers thanked the petitioner.

Council President Lee closed the public hearing.

Council Vice President Tomas Morgan moved for the passage of Bill No. 25-24, 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 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>Aye</i>
Councilmember Sheila Niezgodski – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

25-26

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND DESIGNATING

CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS MULTIPLE PROPERTIES AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A NINE-YEAR (9) REAL PROPERTY TAX ABATEMENT FOR ALLEN EDWIN RESIDENTIAL BUILDERS LLC

Clerk Tirado read the resolution to the Council.

Councilmember Warner stated Bill No. 25-26 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.

Joe Molnar, Assistant Director of Growth and Opportunity, with offices on the fourteenth (14th) floor of the County City Building, South Bend, IN 46601, stated that Bill No. 25-26 is a designating resolution for a nine-year (9) real property tax abatement for Allen Edwin Residential Builders, LLC. The property is currently vacant and is owned by the Redevelopment Commission. Bill No. 25-26 will allow for the development of sixteen (16) new rental units, twelve (12) of which must be designated as affordable units. With this development, the property’s annual tax revenue will increase by thirty-five thousand dollars (\$35,000). The total investment is two million five hundred thousand dollars (\$2,500,000).

Brian Farkas, Director of Workforce Housing at Allen Edwin Homes, with offices at 795 Clyde Court, Southwest, Byron Center, MI 49315, stated that Allen Edwin is very excited to be building in South Bend.

Councilmember Gooden-Rodgers thanked the petitioner and asked regarding the timeline.

Brian Farkas stated that they intend to close on the property in July and hope to begin construction soon afterward.

Councilmember Dr. Davis asked when they anticipate people moving into the property.

Brian Farkas said they anticipate move-in will occur next year, either spring or summer.

Council President Lee thanked Allen Edwin for their investment.

Councilmember Tomas Morgan thanked the developer.

Council President Lee held the public hearing and nobody spoke.

Councilmember Warner commended the staff for their work and requested an update regarding housing projects.

Joe Molnar thanked Councilmember Warner and stated that they can provide an update soon.

Council President Lee thanked the petitioner.

Brian Farkas thanked Council and noted that Allen Edwin is looking at more opportunities within the City.

Council Vice President Tomas Morgan moved for the passage of Bill No. 25-24, which was seconded by Councilmember Warner and carried by a vote of nine (9) ayes.

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>Aye</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.

29-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1144

SORIN STREET AND 1148 SORIN STREET
COUNCILMANIC DISTRICT NO. 4 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. 29-25 to the South Bend Plan Commission for public hearing on May 19, 2025, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 28, 2025.

Councilmember McBride moved to send Bill No. 29-25 to the South Bend Plan Commission for public hearing on May 19, 2025, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 28, 2025, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Dr. Davis requested clarification regarding the date of a future council meeting.

Clerk Tirado stated that the Council will meet next month on Monday, May 12, 2025 and Wednesday, May 28, 2025 due to Memorial Day.

Councilmember Niezgodski updated the Council about the search for a new Director at TRANSP0.

NEW BUSINESS

None.

PRIVILEGE OF THE FLOOR

Brenda Harris, 1826 Philippa Street, South Bend IN 46613, spoke regarding sidewalks.

Councilmember Niezgodski stated that she would contact Engineering regarding the request.

Councilmember Dr. Davis stated that he would advocate for the request.

ADJOURNMENT

Council President Canneth Lee adjourned the meeting at 8:14 P.M.