

**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: 05-12-2025**

**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: 07-14-2025**

**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, May 12, 2025, at 7:00 p.m. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Brandon Saucier of South Side Baptist 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=395498>**

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

ROLL CALLCOUNCILMEMBERS PRESENT

Canneth Lee	1 <sup>st</sup> District, President
Ophelia Gooden-Rodgers	2 <sup>nd</sup> District
Sharon L. McBride	3 <sup>rd</sup> District
Troy Warner	4 <sup>th</sup> District, Committee of the Whole
Sherry Bolden-Simpson	5 <sup>th</sup> District
Sheila Niezgodski	6 <sup>th</sup> 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 28, 2025

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

Clerk Tirado stated that the Sub-Committee on Minutes inspected the April 28, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the April 28, 2025 Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried by nine (9) ayes.

PETITION OF THE ADVISORY BOARD OF  
ZONING APPEALS FOR THE PROPERTIES  
LOCATED AT 906, 912, 914, 918 DUBAIL  
AVENUE AND 1703, 1705, 1711 DALE AVENUE  
COUNCILMANIC DISTRICT NO. 3 IN THE CITY  
OF SOUTH BEND, INDIANA

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

After the second (2<sup>nd</sup>) reading, Councilmember Dr. Davis stated that Bill No. 19-25 went before the Zoning and Annexation Committee and was given a favorable recommendation.

Skip Morrell, Principal Development Planner, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, requests a special exception to allow construction of duplexes and single-family homes on currently vacant lots along Dubail Avenue and Dale Avenue, which will be zoned as Urban (U1). This project comes with a favorable recommendation from the Board of Zoning and Appeals and is consistent with the South Bend comprehensive plan objective H1.1.

Petitioner David Njoroge, 3131 Springbrook Drive, South Bend, IN 46614, expressed his enthusiasm and excitement about bringing this project to South Bend and to the area within District 3.

Councilmember Sharon McBride thanked the petitioner for bringing affordable housing to her District.

Council President Lee also thanked the petitioner for developing the project.

Councilmember Sherry Bolden-Simpson added her thanks.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 19-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember McBride and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President 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>	

24-25

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 1702 WESTERN AVENUE  
COUNCILMANIC DISTRICT NO. 6 IN THE CITY  
OF SOUTH BEND, INDIANA

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

After the second (2<sup>nd</sup>) reading, Councilmember Dr. Davis stated that Bill No. 24-25 went before the Zoning and Annexation Committee and was given a favorable recommendation.

Skip Morrell, Principal Development Planner, with offices on the fourteenth (14th) floor of the



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>	

19-25

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 PROPERTIES LOCATED AT 906, 912, 914, 918 DUBAIL AVENUE AND 1703, 1705, 1711 DALE AVENUE COUNCILMANIC DISTRICT NO. 3 IN THE CITY OF SOUTH BEND, INDIANA

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

Councilmember Warner stated that Bill No. 19-25 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. 19-25, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President 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>	

24-25

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 1702 WESTERN AVENUE COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

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

Councilmember Warner stated that Bill No. 24-25 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. 24-25, which was seconded by Councilmember Bolden-Simpson and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President 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>

Erik Glavich, Director of Growth and Opportunity, with offices on the fourteenth (14<sup>th</sup>) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 25-28 is a resolution authorizing the city to issue redevelopment bonds in support of the rehabilitation of the Portage and Elwood properties located at 1408 Elwood Avenue, South Bend, IN 46628. The City of South Bend was awarded a two-point-five-seven-million-dollar (\$2,570,000.00) loan from the Indiana Finance Authority (IFA) through the Residential Infrastructure Fund program. IFA provides municipalities access to low interest loans and purchases redevelopment bonds. The project that this loan would support is the redevelopment of the Drewry site and the site is set to house approximately one-hundred and ten (110) housing units ranging from small apartments to single family homes including some duplexes.

In addition to the two point-five-seven-million-dollar (2,570,000.00) loan from the IFA, a three-point-five-million-dollar (3,500,000.00) grant has been requested from the Indiana Economic Development Corporation that could not exceed a five-point five percent (5.5%) interest rate.

Council President Lee asked how soon things will be set into motion.

Erik Glavich stated they anticipate closing within sixty (60) days.

Council President Lee asked what will happen to the liquor store and auto repair store.

Erik Glavich stated they will stay intact and have already been incorporated into the plans sketch.

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

Councilmember Dr. Davis moved for the passage of Bill No. 25-28, which was seconded by Councilmember McBride and carried by a vote of nine (9) ayes.

Council President Canneth Lee – <i>Aye</i>	Council Vice President 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>	

25-29

A RESOLUTION OF THE SOUTH BEND  
COMMON COUNCIL ESTABLISHING THE  
TERMS OF THE INITIAL MEMBERS OF THE  
COMMUNITY POLICE REVIEW BOARD  
(SUBSTITUTE)

Councilmember Bolden-Simpson moved to accept Substitute Bill No. 25-29, 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>	

Clerk Tirado read the Substitute Bill to the Council.

Council President Lee stated that this resolution establishes the terms of the initial members of the Community Police Review Board (CPRB) and that the substitution is to identify the Council Member who nominated each member of the CPRB.

Council President Lee asked if there were any questions.

BILL NO.30-25

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 1114 MAYFLOWER ROAD COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

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

Council President Lee entertained a motion to send Bill No. 30-25 to the Board of Zoning Appeals for public hearing on June 2, 2025, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on June 9, 2025.

Councilmember Bolden-Simpson moved to send Bill No. 30-25 to the Board of Zoning Appeals for public hearing on June 2, 2025, and to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on June 9, 2025, which was seconded by Councilmember Dr. Davis and carried by 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>	

UNFINISHED BUSINESS

None

NEW BUSINESS

On May 3, 2025, Councilmember Gooden-Rodgers and Councilmember White attended the Anthem Comfort Case Packing Party at the Charles Martin Youth Center supporting children in foster care. The event provided over 200 backpacks to foster children.

PRIVILEGE OF THE FLOOR

Teresa Phillips, 2020 North Meade Street, South Bend IN 46628, thanked and complimented the efforts to secure investment in the Third District. Teresa Phillips asked for help to address the blight in her neighborhood.

ADJOURNMENT

Council President Canneth Lee adjourned the meeting at 8:29 P.M.