

REPORT OF SUB-COMMITTEE ON MINUTES

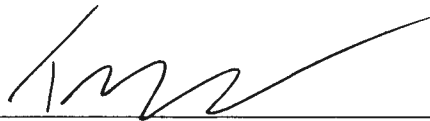
TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

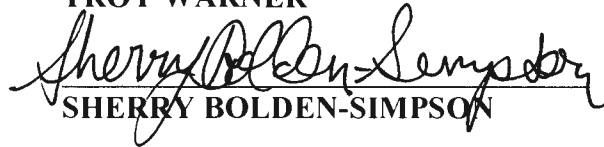
DATE: 07-14-2025

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:



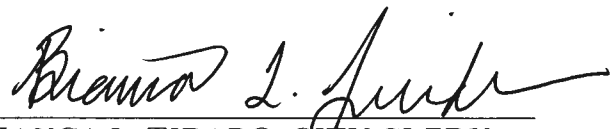
TROY WARNER



SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 07-28-2025

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, July 14, 2025, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Joseph Risinger of Lighthouse Baptist Church, and the 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=396900>

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
Jasmine Jackson	Chief Deputy City Clerk
Margaret Gotsch	Director of Special Projects
Lari’onna Green	Administrative Assistant
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

May 12, 2025, and June 23, 2025

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

Clerk Tirado stated that the Sub-Committee on Minutes inspected the May 12, 2025 and the June 23, 2025, Common Council meeting minutes and recommend they be approved.

Councilmember Sherry Bolden-Simpson moved to approve the May 12, 2025, and the June 23, 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

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Dr. Oliver 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.

29-25 PUBLIC HEARING 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

Bill No. 29-25 was withdrawn.

30-25 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 1114 MAYFLOWER ROAD COUNCILMANIC DISTRICT NO. 6 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. 30-25 went before the Zoning and Annexation Committee and comes with no recommendation.

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

Mark Dellostritto, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 30-25 requests a special exception for property located at 1114 Mayflower Road for use as a Pre-K, Primary, and Secondary School. The property contains a building that previously served as a daycare starting in 2012 and is consistent with the South Bend Comprehensive Plan.

Councilmember Dr. Davis moved to table Bill No. 30-25 until July 28, 2025, which was seconded by Council President Lee 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>	

31-25 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 314 WEST CHIPPEWA AVENUE COUNCILMANIC DISTRICT NO. 5 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. 31-25 went before the Zoning and Annexation Committee and comes with no recommendation.

Tim Staub, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 31-25 requests to amend the zoning ordinance for property located at 314 West Chippewa Avenue from Commercial (C) to Suburban Neighborhood 2 (S2). The site is currently a vacant lot, and the proposal is consistent with the South Bend Comprehensive Plan. The petitioner is Birge and Held (B&H), and they seek to construct a three-story (3) apartment with a common space and parking lot.

Sam Rogers, Senior Vice President of Development, B&H, 8902 North Meridian Street, Suite 205, Indianapolis, IN 46260, stated that B&H requests the re-zoning to develop workforce housing consisting of one hundred and eight (108) units within five (5) buildings. This development would mostly be two (2) and three (3) bedroom units with costs ranging between nine hundred dollars (\$900) and thirteen hundred dollars (\$1300). Sam Rogers stated that the tenants would pay one (1) cost for rent with all utilities built into the fixed price of the unit.

Councilmember Gooden-Rodgers asked if there is a scrap metal shop nearby, how far away are they, and is noise a concern.

Sam Rogers stated that the scrap metal shop is nearby but does not present any environmental or noise concerns.

Councilmember Bolden-Simpson expressed excitement for more housing in the Fifth (5th) District and asked how the children will be accommodated.

Sam Rogers stated that the property will have a park, pool, fitness center, play area, and gazebo.

Council Vice President Rachel Tomas Morgan asked Sam Rogers to share his experience with development in Indiana, South Bend, or the surrounding region.

Sam Rogers stated that B&H have developed around three thousand (3000) units in the state of Indiana, all of which are affordable in nature, and that this unit is the first in South Bend.

President Lee expressed his thanks and spoke on behalf of a concerned citizen asking how B&H will prevent the unit from turning into a slum.

Sam Rogers stated that the construction type is high end and B&H have operating costs in place to assist with maintaining the property along with programs in place that enforce residents to provide proof of income and employment status.

Councilmember Niezgodski asked who will be maintaining the property and overseeing the facility and will they be local.

Sam Rogers stated that B&H will manage the property and will have staff with twenty-four seven (24/7) maintenance on site.

Councilmember Niezgodski asked if water and gas will be included in the rent

Sam Rogers stated that water and Wi-Fi will be included in the rent and that the property will be all electric.

Councilmember Gooden-Rodgers asked if B&H will supply their own crew or use local or union workers.

Sam Rogers stated that B&H has their own construction company but will bid out locally.

Councilmember Bolden-Simpson asked if Sam Rogers would elaborate on the solar energy component.

Sam Rogers stated that there will be solar panels on the rooftop and on top of the carports.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Sharon McBride recognized that the boy scouts were in attendance and that a young boy scout approves of Bill No. 31-25.

Councilmember Bolden-Simpson moved to send Bill No. 31-25 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>	

32-25

PUBLIC HEARING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, AMENDING THE
ZONING ORDINANCE FOR PROPERTY
LOCATED 1037 WEST COLFAX AVENUE
COUNCILMANIC DISTRICT NO. 2 IN THE CITY
OF SOUTH BEND, INDIANA (SUBSTITUTE)

Councilmember Dr. Davis moved to accept Substitute Bill No. 32-25, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

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

After the second (2nd) reading, Councilmember Dr. Davis stated that Substitute Bill No. 32-25 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.

Tim Staub, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Substitute Bill No. 32-25 requests to rezone a vacant property located at 1037 Colfax Avenue from Urban Neighborhood One (U1) to Urban Neighborhood Flex (UF). The petitioner is Miatt Properties LLC, and they seek to convert the existing vacant home into office space. Originally the staff had recommended unfavorable due to the petition not meeting the city plan to ensure adequate supply of housing. When the petition was brought before the Plan Commission, the petition was found to have a low impact on the neighborhood and the petition was found favorable with written commitments restricting the lots development potential.

Myra Reid, Miatt Properties LLC, 1822 East Fox Street, South Bend, IN 46613, stated that Miatt Properties LLC requests to rezone a vacant property located at 1037 Colfax Avenue from Urban Neighborhood One (U1) to Urban Neighborhood Flex (UF). This property has been vacant for four (4) years and has been occupied by unauthorized people, people without housing, and wild animals who have damaged the property. Myra Reid seeks to convert the existing vacant home into office space. Myra Reid stated that the property will remain the same, ensuring that the property will be maintained and the business signage will be sophisticated.

Councilmember Dr. Davis asked about the neighbors Myra Reid spoke with, their feedback, and Myra’s thoughts. Councilmember Dr. Davis asked if Myra Reid had encountered any neighbors in opposition and how were their concerns addressed. Councilmember Dr. Davis asked if Myra Reid had any issues abiding by the twenty-three (23) commitments.

Myra Reid stated that she spoke with the direct neighbors, in front, behind, and next to the property. The consensus was that the neighbors were happy to know the property would be well maintained. Myra Reid stated that she did not meet any neighbors in opposition, but one neighbor expressed concern about the property turning into a residential rental. Myra Reid stated that she has no issues with abiding by the commitments.

Council President Lee asked how much the petitioner will have to invest in the property before it is functional.

Myra Reid stated that it would be a lot and did not provide an exact number.

Councilmember Bolden-Simpson asked if the property is handicap accessible.

Myra Reid stated that there is a ramp in the back and repairs are needed.

Councilmember McBride asked Councilmember White and Councilmember Dr. Davis if they had ever seen twenty-three (23) commitments before.

Councilmember White and Councilmember Dr. Davis answered no.

A conversation ensued between Councilmembers regarding the number of commitments.

Councilmember Niezgodski thanked the petitioner for their investment.

Council Vice President Tomas Morgan thanked the staff for their time and effort. Council Vice President Tomas Morgan recommended that all commitments be written down moving forward. Council Vice President Tomas Morgan asked the staff if the petition goes back to the Plan Commission to modify or terminate, would the petition come back to the Council. Council Vice President Tomas Morgan asked if Tim Staub would show a specific slide to identify the zoning.

Tim Staub stated that the petition would not return to the Council but would need to have a public hearing before the Plan Commission. Tim Staub showed a specific slide.

Council Vice President Tomas Morgan asked the petitioner if the offices would be lived in on the property.

Myra Reid stated that no one would be living on the property.

Councilmember Gooden-Rodgers thanked the petitioner for their investment.

Councilmember Warner opened the public hearing.

Alice Marie Pickens, 234 North Albert Avenue, South Bend, IN 46619, expressed her excitement for Substitute Bill No. 32-25.

Councilmember Warner closed the public hearing.

Councilmember Warner addressed the staff regarding the commitments.

Council President Lee thanked the petitioner for their patience.

Council Vice President Tomas Morgan thanked the petitioner and the staff for the written commitments. Council Vice President Tomas Morgan spoke on behalf of neighboring residents that expressed concern with Substitute Bill No. 32-25.

Councilmember Dr. Davis thanked the petitioner for their investment.

Councilmember Dr. Davis moved to send Substitute Bill No. 32-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) nay.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Nay</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>	

39-25

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 1039 LINCOLN WAY WEST & 50 SHERMAN, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA
(SUBSTITUTE)

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

Tim Staub, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that while writing the ordinance there was a clerical error and the address was changed to read 1039 Lincoln Way West. Tim Staub stated that the petitioner requested Substitute Bill No. 39-25 be tabled until July 28, 2025.

Councilmember Bolden-Simpson moved to table Bill No. 39-25 until July 28, 2025, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

40-25

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 1527 SOUTH MICHIGAN STREET COUNCILMANIC DISTRICT NO. 2 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. 40-25 went before the Zoning and Annexation Committee and comes with no recommendation.

After the second (2nd) reading, Councilmember Warner requested that the petitioner(s) state their name and address and share key points before the council.

Tim Staub, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 40-25 requests a special exception for property located at 1527 South Michigan Street for the use of Vehicle Service, Minor. The site was previously occupied by an automobile dealership. Staff recommended unfavorable due to the proposed use not being compatible with the recommendations of the 2015 Southeast Neighborhood Plan which called for dense commercial use at the Michigan and Indiana intersection. The Board of Zoning Appeals reviewed the staff's recommendation and found the site was developed for Vehicle Service, Minor and the special exception was warranted and a favorable recommendation was provided.

Fares Farhan, Tea Rose Lane, Mishawaka, IN 46544, stated that his family has been maintaining and repairing the property located at 1527 South Michigan Street and requests a special exception for the use of Vehicle Service, Minor.

Council President Lee asked if the previous owner informed Fares Farhan of the zoning change and what would make the shop different from others.

Fares Farhan stated that he was not informed of the zoning change and wants to have a tenant that works closely with the surrounding community.

Councilmember Bolden-Simpson expressed her concerns about adding another automobile shop.

Fares Farhand stated that he would not be adding a car dealership.

Councilmember McBride thanked Councilmember Bolden-Simpson for her comments and expressed her concerns about adding another automobile shop.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Dr. Davis asked as this property will now be left vacant, what type of commitments could be established with respect to beautification or improvements of this parcel of property?

Councilmember McBride agreed with Councilmember Dr. Davis and stated that as the property stands she cannot support a favorable recommendation.

Councilmember Bolden-Simpson recommended reaching out to Erik Glavich in Community Investment for recommendations on what else could be established.

Councilmember Gooden-Rodgers asked the petitioner if Council could table Bill No. 40-25.

Fares Farhan stated that would be okay.

Councilmember McBride and Councilmember Dr. Davis stated that a meeting should be held with the petitioner.

Councilmember Dr. Davis moved to table Bill No. 40-25 until July 28, 2025, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

41-25

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 1024 THOMAS STREET, COUNCILMANIC DISTRICT NO. 2 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. 41-25 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.

Mark Dellostritto, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 41-25 requests a special exception for the property located at 1024 Thomas Street, South Bend, IN 46601, to permit a school serving students in grades six (6) through twelve (12). The property was previously used for a Catholic School and Day Care and is fitting for the existing structure and is consistent with the Near West Side Neighborhood Plan.

Joshua Caneff, Director of Admissions at Trinity School at Greenlawn, 1024 Thomas Street, South Bend, IN 46601, stated that Trinity School is grateful for this new chapter and is looking forward to moving into the near West Side neighborhood.

Councilmember White thanked the petitioner and asked how many classes Trinity School would offer.

Joshua Caneff stated that Trinity School would provide education from grade six (6) through twelve (12).

Councilmember Gooden-Rodgers asked what will be different about Trinity School, will it be prepared for disadvantaged students and have affordable tuition.

Joshua Caneff stated that Trinity School has a long history of providing education in the area and experience offering education to students from families with extra needs. Joshua Caneff stated there is tuition with internal financial aid available and Trinity School accepts vouchers from the state of Indiana.

Councilmember Bolden-Simpson asked if Trinity School will accept Title One (1) students and how will they (or Trinity School) work with the South Bend School Corporation to provide services for students with disabilities.

Joshua Caneff stated that Trinity School has partnered with local South Bend schools to accommodate students with disabilities because they do not offer a curriculum that caters to students with disabilities.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Bolden-Simpson expressed concerns about families with cognitively disabled children and the lack of educational choices. Councilmember Bolden-Simpson recommended that Trinity school expand their services.

Council Vice President Tomas Morgan thanked the petitioner for their presentation and complying with the Near West Side Neighborhood Plan.

Councilmember Dr. Davis moved to send Bill No. 41-25 to the Full Council with a favorable recommendation, which was seconded by Councilmember White and carried by a vote of eight (8) ayes with one (1) nay.

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>Nay</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 Council Vice President Tomas Morgan 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.

29-25

THIRD 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

Bill No. 29-25 was withdrawn.

30-25

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

Bill No. 30-25 was tabled until July 28, 2025.

31-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 314 WEST CHIPPEWA AVENUE COUNCILMANIC DISTRICT NO. 5 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the substitute 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. 31-25 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. 31-25, 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>	

32-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1037 WEST COLFAX AVENUE COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA (SUBSTITUTE)

Clerk Tirado read the Substitute 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 Substitute Bill No. 32-25 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. 32-25, which was seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) nay.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Rachel Tomas Morgan – <i>Nay</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>	

39-25

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 1039 LINCOLN WAY WEST & 50 SHERMAN, COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA (SUBSTITUTE)

Substitute Bill No. 39-25 was tabled until July 28, 2025.

40-25

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 1527 SOUTH MICHIGAN STREET COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

Bill No. 40-25 was tabled until July 28, 2025.

41-25

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 1024

THOMAS STREET, COUNCILMANIC DISTRICT
NO. 2 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. 41-25 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. 41-25, which was seconded by Council Vice President Tomas Morgan and carried by a vote of eight (8) ayes with one (1) nay.

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

RESOLUTIONS

BILL NO.

25-36

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 2020 SOUTH MAIN STREET SOUTH BEND IN 46613 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A TEN-YEAR (10) REAL PROPERTY TAX ABATEMENT FOR KCG DONALD & MAIN, LP (C/O KCG COMPANIES, LLC)

Clerk Tirado read the resolution to the Council.

Councilmember Warner stated Bill No. 25-36 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.

Erik Glavich, Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, South Bend, IN 46601, stated that Bill No. 25-36 is a ten-year (10) real property tax abatement for property located at 2020 South Main Street, South Bend, IN 46613. The plan would bring fifty (50) new affordable apartment units. The property’s pre-project estimated annual taxes are two hundred and sixty-nine dollars (\$269), whereas after the project, the estimated annual taxes are forty-one thousand and fifty-two dollars (\$41,052).

Karla Burck, Executive Vice President of Development, KCG Companies, with offices at 9311 North Meridian Street, Suite 100, Indianapolis, IN 46260, stated that the development will provide necessary, safe, and affordable housing for the residents of South Bend.

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

Councilmember Dr. Davis moved for the adoption of Bill No. 25-36, 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.

42-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 740 N BROOKFIELD ST COUNCILMANIC DISTRICT NO. 2 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. 42-25 to the South Bend Area Plan Commission for public hearing on July 21, 2025, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on July 28, 2025.

Councilmember Dr. Davis moved to send Bill No. 42-25 to the South Bend Area Plan Commission for public hearing on July 21, 2025, and to the Zoning and Annexation Committee for a public hearing and third (3rd) reading on July 28, 2025, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

43-25

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING SECTION 2-210 OF THE MUNICIPAL CODE PERTAINING TO FEES AND PROCESSES FOR PUBLIC RECORDS REQUESTS

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

Council President Lee entertained a motion to send Bill No. 43-25 to the Personnel and Finance Committee for public hearing and third (3rd) reading on July 28, 2025.

Councilmember McBride moved to send Bill No. 43-25 to the Personnel and Finance Committee for a public hearing and third (3rd) reading on July 28, 2025, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Dr. Davis thanked Council Attorney Bob Palmer for sending a letter to the South Bend Community Police Review Board (CPRB). Councilmember Dr. Davis thanked Councilmember Niezgodski for sending a letter regarding the Kroger grocery store closure. Councilmember Dr. Davis thanked Council President Lee for including all of Council in his letter regarding the Kroger grocery store closure.

Councilmember Dr. Davis and Council President Lee offered condolences to Clerk Bianca Tirado.

NEW BUSINESS

Councilmember Bolden-Simpson recognized Mary McAfee for establishing neighborhood committees in the Fifth District (5th). Councilmember Bolden-Simpson recognized the Department of Public Works regarding the alleys on Eckman Street.

Councilmember Dr. Davis thanked the South Bend Police Department and Police Chief for providing safety for the community.

Councilmember Niezgodski thanked Goodwill Industries for hosting the St. Joseph County Military Stand Down.

Councilmember McBride encouraged the community to come out during budget season.

Council President Lee thanked the community resource officers and neighborhood services for assisting with the issues at 2506 Bergen Street, South Bend, IN 46628.

PRIVILEGE OF THE FLOOR

Logan Foster, 1138 College Street, South Bend, IN 46628, spoke regarding the South Bend Municipal Code and Council complaints.

Henry Davis Jr., 5117 Idlewood Drive, South Bend, IN 46619, spoke regarding the West Side Kroger closure, West Side investments and community park concerns.

Jordan Giger, 302 South Falcon Street, South Bend, IN 46619, spoke regarding the West Side Kroger closure, neighborhood concerns and community park concerns.

Thomas Emmons, 5624 Raleigh Drive, South Bend, IN 46614, spoke regarding fireworks and neighborhood concerns.

Councilmember Bolden-Simpson stated that the Clerk's Office distributed an email regarding the fireworks.

Council President Lee stated that Council will follow up.

Judith Hagedorn, 2220 Highland Avenue, South Bend, IN 46613, spoke regarding neighborhood safety and concerns.

Rodney Hagedorn, 2220 Highland Avenue, South Bend, IN 46613, spoke regarding neighborhood safety and concerns.

Council President Lee stated that Council will follow up.

ADJOURNMENT

Council President Lee adjourned the meeting at 9:04 P.M.