

**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: 10-27-2025**

**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: 11-10-2025**

**ATTEST:**

  
\_\_\_\_\_  
MATTHEW NEAL, DEPUTY CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Monday, October 27<sup>th</sup>, 2025, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Council President Lee, and the Pledge to the Flag was given.

**Please note the attached link for the meeting recording:**

**<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=401174>**

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

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1st 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
Jasmine Jackson	Chief Deputy City Clerk
Matthew Neal	Deputy Director of Policy
Veronica Pitt-Payne	Interim Director of Special Projects
Lari’onna Green	Communications and Marketing Specialist
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

October 13, 2025

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

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the October 13, 2025 Common Council meeting minutes and recommend they be approved.

Councilmember Troy Warner moved to approve the October 13, 2025 Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

None.

Councilmember Dr. Oliver Davis requested a report from City offices in November. He said the report should address the Supplemental Nutrition Assistance Program (SNAP) benefit freeze, redistricting, and Indiana Senate Bill One (1).

RESOLVE INTO THE COMMITTEE OF THE WHOLE



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

PUBLIC HEARINGS

BILL NO.

47-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED 431 DUNDEE ST, 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. 47-25* went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Brian Killen, Zoning Administrator, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, gave a PowerPoint presentation showing renderings of the property. He said the structure was formerly a church, and the petitioner plans to convert it to a four (4) unit dwelling.

Stefan Borysiak, Property Developer, 821 North Saint Louis Boulevard, South Bend, IN 46617, said he looks forward to renovating the vacant structure.

Councilmember Warner held the public hearing, and nobody spoke.

Council Vice President Rachel Tomas Morgan asked about the renovation timeline.

Stefan Borysiak said it would be complete by the end of the year.

Councilmember Ophelia Gooden-Rodgers asked about parking.

Stefan Borysiak said there is a concrete lot with six (6) parking spaces, and alley access in the rear. He confirmed that it would not limit other neighborhood residents’ access to street parking.

Councilmember Bolden-Simpson asked about property management.

Stefan Borysiak confirmed there is a local property manager.

Councilmember Niezgodski expressed support for the project and stated that the petitioner is a local himself.

Councilmember Niezgodski moved to send Bill *No. 47-25* to the Full Council with a favorable recommendation, which was seconded by Councilmember Karen L. 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>	

57-25

A READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING, ADOPTING AND APPROVING THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION’S 2026 BUDGET AND LEVYING THE TAX AND FIXING THE RATE OF THE TAXATION FOR THE PURPOSE OF RAISING REVENUE TO FUND THE SOUTH

BEND PUBLIC TRANSPORTATION CORPORATION, SOUTH BEND, INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026 (COUNCIL ACTION ONLY)

Councilmember Warner asked about the procedure for hearing the bill.

Attorney Bob Palmer, with offices on the third (3<sup>rd</sup>) floor of City Hall, South Bend, IN 46601, said the bill is back for Council action only and there will be no public hearing.

Councilmember Niezgodski said the bill has already been heard four (4) times by Council and the Personnel and Finance Committee. She acknowledged Chris Kubaszak’s work on the TRANSPO budget. She asked for support from the Council to pass the budget.

Councilmember Niezgodski moved to send Bill No. 57-25 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>	

68-25 PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FIXING THE ANNUAL PAY AND MONETARY FRINGE BENEFITS OF SWORN MEMBERS OF THE SOUTH BEND POLICE DEPARTMENT FOR CALENDAR YEAR 2026 (SUBSTITUTE)

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 moved to accept Substitute Bill No. 68-25, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

Councilmember Niezgodski stated that Bill No. 68-25 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis, City Controller, with offices on the second (2<sup>nd</sup>) floor of City Hall, South Bend, IN 46601, said the bill authorizes a four percent (4%) salary increase for sworn officers of the South Bend Police Department (SBPD). The contract term is one (1) year.

Councilmember Warner held the public hearing, and nobody spoke. Councilmember Warner thanked the Councilmembers who sat on the bargaining committee.

Councilmember Bolden-Simpson asked about staffing and overtime.

Kyle Willis confirmed SBPD is fully staffed and said he would follow up with information regarding overtime.

Councilmember Dr. Davis thanked SBPD officers for their service.

Council Vice President Tomas Morgan spoke favorably about her experience on the bargaining committee.

Council President Lee echoed Council Vice President Tomas Morgan’s positive comments.

Council Vice President Tomas Morgan moved to send Bill No. 68-25 to the Full Council with a favorable recommendation, 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>	

69-25

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 1011 HOWARD STREET COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

Bill No. 69-25 was tabled until November 24, 2025.

RISE AND REPORT

Councilmember Bolden-Simpson moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember Dr. Davis 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 (3<sup>rd</sup>) reading and action is taken regarding bills that were heard during the Committee of the Whole.

BILLS ON THE THIRD READING

BILL NO.

47-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND SEEKING A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED 431 DUNDEE ST, 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.

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill No. 47-25 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Warner moved for the passage of Bill No. 47-25, 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>	

57-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING, ADOPTING AND APPROVING THE SOUTH BEND PUBLIC TRANSPORTATION CORPORATION’S 2026 BUDGET AND LEVYING THE TAX AND FIXING THE RATE OF THE TAXATION FOR THE PURPOSE OF RAISING REVENUE TO FUND THE SOUTH

BEND PUBLIC TRANSPORTATION CORPORATION, SOUTH BEND, INDIANA, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026

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

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Bill *No. 57-25* 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. 57-25*, 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>	

68-25

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FIXING THE ANNUAL PAY AND MONETARY FRINGE BENEFITS OF SWORN MEMBERS OF THE SOUTH BEND POLICE DEPARTMENT FOR CALENDAR YEAR 2026 (SUBSTITUTE)

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

After the third (3<sup>rd</sup>) reading, Council President Lee requested a committee report.

Councilmember Warner stated that Substitute Bill *No. 68-25* was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember White moved for the passage of Substitute Bill *No. 68-25*, 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>	

RESOLUTIONS

Councilmember Warner moved to hear Bill *Nos. 25-42 and 25-43* together, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

BILL NO.

25-42

A RESOLUTION MODIFYING AND RECONFIRMING THE ADOPTION OF DECLARATORY RESOLUTION NO. 5018-23 DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 3201 WEST CALVERT STREET, SOUTH BEND, INDIANA 46613 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FIVE-YEAR (5) PERSONAL PROPERTY TAX ABATEMENT FOR VERBIO NORTH AMERICA LLC



25-43

A RESOLUTION MODIFYING AND RECONFIRMING THE ADOPTION OF DECLARATORY RESOLUTION NO. 5019-23 DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 3201 WEST CALVERT STREET, SOUTH BEND, INDIANA 46613 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN EIGHT-YEAR (8) REAL PROPERTY TAX ABATEMENT FOR VERBIO NORTH AMERICA LLC

Clerk Tirado read the bills to the Council.

Councilmember Warner stated that Bill Nos. 25-42 and 25-43 went before the Community Investment Committee, and both come with a favorable recommendation.

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, gave a PowerPoint presentation about VERBIO’s investment in the ethanol plant. He said the tax abatement designation period is set to expire before the necessary federal approvals are granted.

Greg Northrup, President and Chief Executive Officer (CEO) of VERBIO North America, Grand Rapids, MI, spoke about VERBIO’s plan to produce renewable natural gas at the facility. He elaborated on the federal approval process and the reasons for the delay. He said VERBIO has already invested twenty-million dollars (\$20,000,0000) in new equipment and infrastructure, and they have increased their workforce from sixty-one (61) to eighty (80) employees.

Councilmember Dr. Davis spoke about how the ethanol plant’s closure affected the community and expressed support for the project.

Councilmember Niezgodski asked about the reason for choosing this location.

Greg Northrup said they were looking to purchase an ethanol plant at a reasonable price in an area with the required resources and infrastructure. He said they have a biorefinery in Iowa with a similar production process.

Council President Lee held a joint public hearing, and nobody spoke.

Councilmember White voiced her support for the project.

Council Vice President Tomas Morgan said the Council has been excited about the project since 2023 and disappointed by the federal delays.

Greg Northrup spoke about the importance of renewable energy and its challenges as an emerging industry.

Councilmember Niezgodski said the sixth (6<sup>th</sup>) district supports the project and she is impressed with the progress despite the delays.

Councilmember Warner moved for the passage of Bill No. 25-42, which was seconded by Council Vice President Tomas Morgan 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>	

Councilmember Warner moved for the passage of Bill No. 25-43, 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>	

25-45

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 3315 WILLIAM RICHARDSON COURT, SOUTH BEND, INDIANA 46628 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A SEVEN-YEAR (7) REAL PROPERTY TAX ABATEMENT FOR MICHIGAN MOTORSPORTS LLC

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Bill *No. 25-45* went before the Community Investment Committee and comes with a favorable recommendation.

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, gave a PowerPoint presentation about the proposed development. He said the City-owned industrial property has been vacant for many years, since most companies are looking for larger parcels of land.

Dan and Easter Baber, owners of Michigan Motorsports, 255 Bell Road, Niles, MI 49120, spoke about the history and growth of their company. They said their new warehouse would create twenty-nine (29) new jobs, and they shared the salary range of current employees.

Councilmember McBride asked how many employees they have.

Dan Baber replied that there are fifteen (15) employees at their current location in Niles.

Council President Lee asked about the company name.

Dan Baber said they have an established brand with international name recognition. He elaborated on their business model and the services they offer for racing and performance car enthusiasts.

Councilmember Dr. Davis asked about their competitiveness in the industry.

Dan Baber said they specialize in a white glove approach, and they have the passion and expertise to guide customers through complex custom builds.

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

Councilmember Bolden-Simpson moved for the passage of Bill *No. 25-45*, 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>	

BILLS ON FIRST READING

BILL NO.

70-25

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 1417 WEST INDIANA AVENUE 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. 70-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 10, 2025.

Councilmember Dr. Davis moved to send Bill No. 70-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 10, 2025, which was seconded by Councilmember Warner and carried via a vote by voice.

71-25 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 1409 WEST  
INDIANA AVENUE 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. 71-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 10, 2025.

Councilmember Dr. Davis moved to send Bill No. 71-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 10, 2025, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

72-25 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 1101  
ELLIOTT STREET COUNCILMANIC DISTRICT  
NO. 2 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. 72-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 10, 2025.

Councilmember Gooden-Rodgers moved to send Bill No. 72-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 10, 2025, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

73-25 FIRST READING ON AN ORDINANCE OF THE  
COMMON COUNCIL OF THE CITY OF SOUTH  
BEND, INDIANA, AMENDING THE ZONING  
ORDINANCE FOR PROPERTY LOCATED 725  
WEST LASALLE AVENUE COUNCILMANIC  
DISTRICT NO. 1 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. 73-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 24, 2025.

Councilmember Bolden-Simpson moved to send Bill No. 73-25 to the Zoning and Annexation Committee for public hearing and third (3<sup>rd</sup>) reading on November 24, 2025, which was seconded by Councilmember Niezgodski and carried via a vote by voice.

UNFINISHED BUSINESS

Councilmember Dr. Davis gave an update on the recent town hall for residents of Lafayette Falls.

Councilmember Bolden-Simpson announced that there will be another town hall for Lafayette Falls on December 2, 2025. She gave an update on the recent district bus tours.

NEW BUSINESS

Councilmember McBride spoke about redistricting and thanked organizers for holding a forum on the issue.

Councilmember Gooden-Rodgers asked for an update on the Empowering the Dream October Giveaway at the MLK Dream Center.

Council President Lee said the event was a success.

PRIVILEGE OF THE FLOOR

Valerie Weis, 1506 West Mackey Drive, South Bend, IN 46614, gave an update regarding the ongoing safety concerns in Lafayette Falls.

Tom Ferguson, 6810 Stewart Drive, South Bend, IN 46614, spoke about potential mitigation strategies for the traffic issues in Lafayette Falls.

Matthew Schoen, 6819 Stewart Drive, South Bend, IN 46614, expressed concerns about the planned walking path in the new Lafayette Falls development.

Alissa Bahr, 1514 West Mackey Drive, South Bend, IN 46614, gave an update on Lafayette Falls residents' efforts to form a neighborhood association.

Councilmember McBride asked about actionable next steps for Lafayette Falls.

Councilmember Bolden-Simpson shared some of the proposed actions from the town hall meeting.

Rodney Hagedorn, 2220 Highland Avenue, South Bend, IN 46613, said his daughter would like to address the Council.

Alex Hagedorn, 2220 Highland Avenue, South Bend, IN 46613, gave a statement about a nuisance property in her neighborhood. She spoke about the impact on her mental health, safety, and day to day activities.

Councilmember Dr. Davis thanked Alex Hagedorn for coming to the Council with these concerns.

Council President Lee gave an announcement about the SBPD Cops and Goblins event at Four Winds Field. He announced that tonight is the final Council meeting in the County-City Building, and the next Council meeting will be in the new City Hall. He congratulated Mayor James Mueller and his wife on the birth of their child.

Councilmember Dr. Davis announced the passing of Carole T. Barnes and shared funeral information. He said he is drafting a special resolution in her honor.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:32 P.M.