

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: 05-11-2026

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:


SHERRY BOLDEN-SIMPSON

APPROVED BY THE COMMON COUNCIL ON: 05-26-2026

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 11th, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Councilmember Sherry Bolden-Simpson, 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=0,0,0,0,0&mediaid=408598>

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 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, Vice President
Karen L. White	At-Large
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large

COUNCILMEMBERS ABSENT

None

OTHERS PRESENT

Bianca Tirado	City Clerk
Jasmine Jackson	Chief Deputy City Clerk
Matthew Neal	Deputy Director of Policy
Veronica Pitt-Payne	Director of Special Projects
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

April 27, 2026

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

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the April 27, 2026 Common Council meeting minutes and recommend they be approved.

Councilmember Bolden-Simpson moved to approve the April 27, 2026 Common Council meeting minutes, which was seconded by Councilmember Dr. Oliver Davis and carried by a vote of nine (9) ayes.

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

SPECIAL BUSINESS

Council Vice President Sheila Niezgodski presented Special Resolution *No. 26-03*, a Special Resolution Recognizing May as Amyotrophic Lateral Sclerosis (ALS) Awareness Month. She thanked Sandra Reigle, a retired professor and community member who is living with ALS, for bringing the issue to her attention and working with her to write the resolution. She thanked fellow

Councilmembers for supporting the resolution and encouraged the public to spread awareness for ALS.

Sandra Reigle, 1739 Riverside Drive, South Bend, IN 46616, thanked Director of Policy Matthew Neal for his work drafting the resolution. She thanked the Council for recognizing ALS Awareness Month on behalf of those living with ALS, their caregivers, families, friends, and healthcare providers. She spoke about the importance of spreading ALS awareness and supporting legislation that funds ALS research and expands access to trial drugs and therapies.

Councilmember Bolden-Simpson thanked Sandra Reigle for her courage, strength, and for promoting ALS awareness. She offered prayers and words of encouragement.

Councilmember Dr. Davis thanked Sandra Reigle for being there and promoting ALS awareness.

Councilmember Karen L. White thanked Sandra Reigle for reaching out to ask the Council to recognize ALS Awareness Month. She offered encouragement to Sandra and her family and expressed hope for a cure.

Councilmember Rachel Tomas Morgan thanked Sandra Reigle for helping educate the public about ALS. She spoke about her former colleague, Robert Sedlack, who lived with ALS for the last three (3) years of his life. She offered prayers for Sandra Reigle and her family.

Council President Lee thanked Sandra Reigle for coming and being an advocate. He spoke about learning about ALS when a former boss was diagnosed.

Councilmember Sharon McBride expressed support for the resolution and thanked Sandra Reigle for bringing the issue to Council to promote awareness.

Council President Lee held a roll call vote in support of the Special Resolution, which was carried by a vote of nine (9) ayes.

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

Council President Lee entertained a motion to amend the agenda to introduce another item under Special Business.

Council Vice President Niezgodski moved to amend the agenda, which was seconded by Councilmember Bolden-Simpson and carried by a vote of (9) ayes.

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

Council President Lee presented Special Resolution *No. 26-04*, a Special Resolution Celebrating the Dedication and Commitment of Fourth (4th) District Councilmember Troy Warner. He acknowledged that tonight is Councilmember Warner’s last Council meeting before moving into his new role as Mayor Mueller’s Chief of Staff.

Councilmember White said it has been a pleasure working with and getting to know Councilmember Warner during his time on the Council. She congratulated him on his new role.

Councilmember Tomas Morgan said it has been an honor and privilege to serve alongside Councilmember Warner. She said she will miss him but looks forward to working together as he continues to serve the City.

Councilmember Ophelia Gooden-Rodgers thanked Councilmember Warner for all the knowledge he has imparted to her. She wished him luck in his new role.

Councilmember Bolden-Simpson thanked Councilmember Warner for his work on the Council and wished him success in his new role. She said the Electrician's Union has always spoken highly of him.

Councilmember Dr. Davis said it has been an honor to work with Councilmember Warner. He spoke about Councilmember Warner's commitment to family as a caretaker for his mother.

Council Vice President Niezgodski described Councilmember Warner as a renaissance man, problem solver, and multi-tasker who is always willing to help. She expressed appreciation for his help during their time on Council together.

Councilmember McBride congratulated Councilmember Warner and thanked him for always sharing updates and information from the Redevelopment Commission meetings.

Council President Lee thanked Councilmember Warner for using his gifts and special abilities to serve the City and County.

Councilmember Warner thanked Councilmembers for their words. He said his achievements as a Councilmember are collective wins that were made possible through collaboration. He thanked fellow Councilmembers for their service to the City.

Clerk Tirado thanked Councilmember Warner for being supportive of the Clerk's Office and said he will be missed on Council.

REPORTS FROM CITY OFFICES

Sara Stewart, 3701 Prast Boulevard, South Bend, IN 46628, gave an update on Unity Gardens. She spoke about their mission to reduce food insecurity and improve public health by expanding access to fresh, healthy foods. She spoke about recent expansion projects, including the Welcome Center, Geodome, forty-five (45) satellite gardens, and twenty (20) urban orchards. She gave an overview of the educational programs and events hosted by Unity Gardens, including the Little Sprouts afterschool program. She spoke about how the re-entry program for incarcerated individuals has evolved into a partnership, with several former program members now working as full-time paid staff. She spoke about the success of the Sharing Shelf and the community partnerships that help Unity Gardens provide a dignified free food experience to all residents. She listed some of Unity Gardens' current goals and needs, including shelving upgrades, transportation, and staff to assist community members with limited mobility.

Councilmember Gooden-Rodgers spoke about distributing green beans from the Sharing Shelf to community members in her district. She thanked Sara Stewart for her work and encouraged community members to support Unity Gardens by volunteering.

Councilmember Bolden-Simpson expressed support for Unity Gardens' mission to eliminate the line between those who give and those who receive. She spoke about the positive impact that volunteering at Unity Gardens has had on her students.

Councilmember Dr. Davis spoke about the lessons young people in the community learn by growing their own food. He said Unity Gardens uplifts the whole neighborhood and promotes healing from a holistic point of view.

Councilmember Warner spoke about meeting Sara Stewart while doing electrical work for Unity Gardens in 2009. He said it has been exciting watching Unity Gardens grow over the years and thanked Sara Stewart for her passion and commitment.

Councilmember White spoke about the importance of teaching children to eat healthy and grow their own food. She said she will promote volunteer opportunities at Unity Gardens to young people in the community.

Councilmember Tomas Morgan spoke about Sara Stewart's creativity and vision in growing Unity Gardens. She thanked her for her work and said it is always a joy to visit the garden and participate in their events.

Council Vice President Niezgodski spoke about the challenges Unity Gardens overcame when they first broke ground and expressed appreciation that every project has always made it to completion. She thanked Sara Stewart for her presentation and dedication to those who live here.

Council President Lee spoke about meeting Sara Stewart twenty (20) years ago when his church donated pews to be used as benches at Unity Gardens.

Councilmember McBride spoke about meeting Sara Stewart while she was working at the DuComb Center. She thanked Sara Stewart for her passion and dedication to uplifting the most vulnerable populations.

Sara Stewart thanked Councilmembers for their comments. She noted that every Councilmember has a story that demonstrates how Unity Gardens has grown over the years.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Warner moved to resolve into the Committee of the Whole, which was seconded by Councilmember Tomas Morgan and carried by a vote of (9) ayes.

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

PUBLIC HEARINGS

BILL NO.

17-26

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 812 OAK STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 17-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the petitioner is seeking approval to build a stacked duplex in an urban neighborhood one (U1)-zoned district using one of the City’s pre-approved designs. He said the project would activate a parcel that has been vacant for over fifteen (15) years.

Jose Guevara, Petitioner, 418 Rosewood Drive, Mishawaka, IN 46544, said he wants to build a duplex to bring more housing units to the area. He said the units will be rented, not sold.

Councilmember Warner asked the petitioner how many projects he has.

Jose Guevara said he owns a few more vacant lots in the area but developing them is a step-by-step process. He spoke about working with the Town Makers to learn about small-scale development. He said he has owned the vacant lots for five (5) years, and while development can take time, the goal is to do it right.

Councilmember Gooden-Rodgers asked about parking.

Jose Guevara said residents in the area mostly use street parking. He said he will not be building a garage, but there will be a gravel parking area for the unit.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Warner thanked the petitioner for his continued investment in the City. He expressed excitement to see more small local developers building housing units and utilizing the City’s pre-approved designs.

Councilmember Gooden-Rodgers moved to send Bill No. 17-26 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

23-26

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 2525 BERTRAND 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. 23-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub presented the bill. He said the petitioner is seeking approval to build a side-by-side duplex in a U1-zoned district using one of the City’s pre-approved designs. He said the project would activate a parcel that has no history of development.

Cynthia Mene, Petitioner, 2724 Trader Court West, South Bend, IN 46628, spoke on behalf of the development company Homey LLC. She said their goal is to build more affordable housing, noting that their other rental properties have received a high volume of applications.

Councilmember Tomas Morgan asked if the units will be for rent or for sale.

Cynthia Mene said they will be rental units.

Councilmember Gooden-Rodgers asked about the project timeline.

Cynthia Mene said they intend to start construction later this year and finish construction next year.

Council President Lee asked how many properties they currently manage.

Cynthia Mene said they have six (6) rental properties.

Councilmember Warner held the public hearing, and nobody spoke.

Councilmember Bolden-Simpson expressed appreciation for local developers. She implored them to treat residents well and provide high quality living conditions.

Council President Lee expressed support for building housing on a parcel with no history of development. He thanked the petitioner for investing in the City and building affordable housing.

Councilmember Dr. Davis moved to send Bill No. 23-26 to the Full Council with a favorable recommendation, 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

24-26

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 1110 NORTH HUEY 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. 24-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub presented the bill. He said the petitioner is seeking approval to convert an existing single-family home to a duplex in a U1-zoned district. He said the duplex would have a ground-floor unit and a basement unit, providing additional housing to the neighborhood.

Consuela Hopkins, Petitioner, 2201 Lincoln Way West, South Bend, IN 46628, said the home was previously a nuisance property and she purchased it to improve the neighborhood. She said this was a significant investment, and it will not be profitable as a single rental unit.

Councilmember Bolden-Simpson asked for clarification if this is a renovation or a new build.

Consuela Hopkins said it is a renovation of the existing single-family home.

Councilmember Warner held the public hearing, and nobody spoke.

Council President Lee thanked the petitioner for investing in the first (1st) and second (2nd) districts. He thanked her for taking initiative to turn a nuisance property into safe and affordable housing.

Councilmember Gooden-Rodgers echoed Council President Lee's comments.

Councilmember Tomas Morgan moved to send Bill No. 24-26 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

25-26

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 505 BLAINE STREET AND 507 BLAINE STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 25-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Tim Staub presented the bill. He said the petitioner is seeking approval to build a side-by-side duplex on two (2) vacant lots in a U1-zoned district. He said there will be one (1) housing unit on each parcel with a shared wall on the lot line. He said the project would activate two (2) parcels that have been vacant for over fifteen (15) years.

Bennett Bensman, Petitioner, 1704 Bellefontaine Street, Indianapolis, IN 46202, spoke on behalf of the development company Affordable HomeMatters. He said the project is part of Intend

Indiana’s five (5)-year plan to build ninety-two (92) affordable housing units in the Lincoln Park neighborhood. He said each side of the duplex will be one-thousand-five-hundred (1,500) square feet, three (3) bedrooms, and two (2) bathrooms. He said the project will provide two (2) home ownership opportunities in the neighborhood.

Councilmember Bolden-Simpson asked about the shared wall agreement.

Bennett Bensman said the shared wall agreement establishes mechanisms to govern and mediate issues affecting both units, such as changing the exterior paint color.

Councilmember Gooden-Rodgers asked if the units will be available for rent or purchase.

Bennett Bensman said the units are for purchase, and they are affordable housing.

Councilmember Warner opened the public hearing.

Ava Windfall, St. Joseph County, asked if this is a single home or one (1) of several developments.

Bennett Bensman said they are building several homes, but they are using a broad array of designs and floor plans so the units do not appear “cookie-cutter”.

Councilmember Warner said the City has a five (5)-year partnership with Intend Indiana to build ninety-two (92) homes on vacant lots.

Councilmember Warner closed the public hearing.

Councilmember Tomas Morgan expressed appreciation that the units will be offered for purchase. She said it is important to build housing stock and provide more home ownership opportunities in the City. She said she appreciates the commitment to building ninety-two (92) new housing units.

Council President Lee said Intend Indiana homes are high quality housing units that are providing home ownership opportunities to young people. He said the project will transform an area that has not seen investment in a long time.

Councilmember Bolden-Simpson moved to send Bill No. 25-26 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

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 Tomas Morgan and carried by a vote of nine (9) ayes.

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

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.

17-26

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 812 OAK STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

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

Councilmember Warner stated that Bill No. 17-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Gooden-Rodgers moved for the passage of Bill No. 17-26, 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

23-26

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 2525 BERTRAND 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. 23-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Bill No. 23-26, 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

24-26

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 1110 NORTH HUEY 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. 24-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Bill No. 24-26, 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

25-26

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 505 BLAINE STREET AND 507 BLAINE STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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

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

Councilmember Warner stated that Bill No. 25-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Bolden-Simpson moved for the passage of Bill No. 25-26, which was seconded by Councilmember Tomas Morgan and carried by a vote of nine (9) ayes.

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

RESOLUTIONS

BILL NO.

26-13

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE ISSUANCE OF SCRAP METAL/JUNK DEALERS/RECYCLING OPERATIONS LICENSES FOR CALENDAR YEAR 2026 PURSUANT TO SECTION 4-51 OF THE SOUTH BEND MUNICIPAL CODE

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Bill No. 26-13 went before the Community Investment Committee and comes with a favorable recommendation.

Michelle Adams, Business License Administrator, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. The bill issues business license renewals for three (3) scrap metal dealers. She said these scrap metal businesses fulfilled all requirements for license renewal during a rigorous multi-departmental review. The businesses were determined to be fully compliant by Neighborhood Services and Enforcement (NSE), the South Bend Police Department (SBPD), the South Bend Fire Department (SBFD), the Department of Community Investment (DCI), and the zoning team. There are no violations reported by the Indiana Department of Environmental Management (IDEM) or the Environmental Protection Agency (EPA). All businesses are registered with the Indiana Secretary of State.

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

Councilmember Warner moved for the passage of Bill No. 26-13, which was seconded by Council Vice President Niezgodski and carried by a vote of nine (9) ayes.

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

26-14

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE ISSUANCE OF SCRAP METAL/JUNK DEALERS/RECYCLING OPERATIONS LICENSES FOR CALENDAR YEAR 2026 PURSUANT TO SECTION 4-51 OF THE SOUTH BEND MUNICIPAL CODE
(SUBSTITUTE)

Councilmember Warner moved to accept the substitute, 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

Clerk Tirado read the bill to the Council.

Councilmember Warner stated that Substitute Bill No. 26-14 went before the Community Investment Committee and comes with no recommendation.

Michelle Adams presented the bill. The bill issues conditional sixty (60)-day business licenses to four (4) scrap metal dealers. She said these scrap metal businesses were found to be in partial compliance during the same multi-departmental review, with deficiencies that need to be corrected but do not merit a denial at this time. LKQ Pick Your Part Midwest and Big Bulldog Auto Parts were not registered with Leads Online, which SBPD uses to track stolen auto parts. SBFD found deficiencies with Republic Services. Alternative Two (2) needed repairs to their fire suppression system and had active IDEM violations. She said all four (4) businesses have taken steps to come into full compliance, and the violations are technical in nature rather than health and safety hazards. She said sixty (60)-day interim licenses will allow the City to maintain enforcement and oversight.

Derek Erquart, SBFD Assistant Chief and Fire Marshal, 1222 South Michigan Street, South Bend, IN 46601, elaborated on the deficiencies observed by SBFD. He said SBFD has been working with Alternative Two (2) to repair their fire suppression system, which is now complete. They have visited the site seven (7) times since January 1. He said Republic Services’ fire suppression system was damaged over the winter months, and sixty (60) days will allow them enough time to complete the repairs.

Council President Lee asked if the unregistered businesses are now registered with Leads Online.

Michelle Adams confirmed that is correct.

Councilmember Dr. Davis asked about the timeline for license renewal notices.

Michelle Adams said notices are sent in December, and licenses expire January 30 each year.

Councilmember Dr. Davis asked if notices could be sent sixty (60) days earlier. He said that will give businesses sufficient time to prepare for the license renewal process.

Michelle Adams agreed.

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

Councilmember Tomas Morgan thanked the presenter for amending the language in the bill after hearing their concerns in the Community Investment Committee meeting.

Council President Lee acknowledged the work that has been done to improve business licensing compliance. He spoke about the importance of scrap dealers registering with Leads Online to track stolen car parts.

Councilmember Dr. Davis moved for the passage of Substitute Bill *No. 26-14*, 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 Sheila Niezgodski – <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 Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Aye</i>	

Councilmember Sharon McBride left the meeting following the vote.

BILLS ON THE FIRST READING

BILL NO.

27-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 604 SCOTT STREET AND 606 SCOTT STREET AND 616 SCOTT STREET AND 618 SCOTT STREET AND 620 SCOTT STREET (PARCEL IDS: 018-1054-2320, 018-1056-2397, 018-1056-2399, 018-1056-2400, 018-1056-2403, 018-1056-240001, 018-1056-240002) COUNCILMANIC DISTRICT NO. 1 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. 27-26* to the Advisory Plan Commission for public hearing on May 18, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 26, 2026.

Council Vice President Niezgodski moved to send Bill *No. 27-26* to the Advisory Plan Commission for public hearing on May 18, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on May 26, 2026. The motion was seconded by Councilmember Tomas Morgan and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

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

UNFINISHED BUSINESS

None.

NEW BUSINESS

Council President Lee announced that Bike to Work Week starts tomorrow. He invited community members to attend the free pancake breakfast at 7:30 A.M. in Jon Hunt Plaza.

Councilmember Dr. Davis said he is happy to announce that Governor Mike Braun extended the gas tax suspension for another thirty (30) days.

Councilmember Gooden-Rodgers spoke about the Linden Avenue Farmers Market kickoff last Saturday. She thanked Mary McAfee for her work to make the event a success.

Councilmember White announced the Residential Neighborhoods Committee will hold a working session in the Council Chambers tomorrow, May 12, at 4:30 P.M. She announced the Youth Advisory Council Town Hall and Graduation Celebration will be held at the Raclin Murphy Encore Center on May 20.

Councilmember Gooden-Rodgers asked Councilmember White to update Councilmembers on the most recent Youth Advisory Council curriculum meeting.

Councilmember White said the previous curriculum meeting was on the topic of public safety. She thanked South Bend Fire Chief Carl Buchanon and South Bend Police Sergeant Jarveair Bourn for presenting to the students. She announced that recruitment for the next Youth Advisory Council cohort will begin soon.

Council President Lee encouraged Councilmembers to attend the Youth Advisory Council Town Hall and Graduation Celebration.

Councilmember Gooden-Rodgers thanked the Clerk's Office staff for their work to support the Youth Advisory Council.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, proposed converting vacant lots around the City into native plant pollinator habitats. She said this would save the City money on maintenance, support the local ecosystem, and create educational opportunities.

Hodge Patel, 904 East Jefferson Boulevard, South Bend, IN 46617, announced that he is running for the Fourth (4th) District Common Council seat. He spoke about his relevant experience and history of community involvement.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 9:13 P.M.