

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: 05-26-2026

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:


SHERRY BOLDEN-SIMPSON


RACHEL TOMAS MORGAN

APPROVED BY THE COMMON COUNCIL ON: 06-08-2026

ATTEST:


BIANCA L. TIRADO, CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Tuesday, May 26th, 2026, 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. Council President Lee welcomed the new Fourth (4th) District Councilmember, Dr. Heidi Beidinger.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=409067>

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
Dr. Heidi Beidinger	4 th District
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
Lari'onna Green	Communications and Marketing Specialist
Veronica Pitt-Payne	Director of Special Projects
Abigail Jackson	Council Intern
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

May 11, 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 May 11, 2026 Common Council meeting minutes and recommend they be approved.

Councilmember Ophelia Gooden-Rodgers moved to approve the May 11, 2026 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.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Bolden-Simpson moved to resolve into the Committee of the Whole, which was seconded by Councilmember Dr. Oliver Davis and carried via a vote by voice.

PUBLIC HEARINGS

BILL NO.

19-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE UNADDRESSED PARCELS AT SOUTHERN TERMINUS OF GLEN AND DOROTHY STREET (PARCEL IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) 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. 19-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Mark Dellostritto, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the bill rezones several parcels in Rum Village Park from suburban neighborhood one (S1) to open space (OS). The land is currently owned by the City’s Department of Venues, Parks, and Arts (VPA). He said VPA intends to continue using the land as park space, and rezoning to OS will align the zoning of these parcels with the rest of the park.

Angela Smith, Petitioner, 325 South Lafayette Boulevard, South Bend, IN 46601, spoke on behalf of Jones Petrie Rafinski. She said this is a cleanup action, since the parcels were not updated when the OS zoning designation for public parks was created in 2020. She said rezoning the parcels is the appropriate action before they are consolidated to a single parcel.

Councilmember Bolden-Simpson asked about future plans for the space.

Angela Smith said she is unaware of any plans.

Councilmember Rachel Tomas Morgan asked if any adjacent property owners had concerns.

Mark Dellostritto said the zoning staff did not receive any correspondence from neighbors.

Council President Lee reiterated that the purpose of the bill is to bring the zoning of these parcels in line with the rest of the park.

Mark Dellostritto confirmed that is correct. He said the Plan Commission approved combining the parcels last week, and updating the zoning district will ensure that it matches the use of the property.

Council Vice President Sheila Niezgodski said the space is currently used as a mountain bike trail and maintained by a local club. She said they wanted a clear distinction between City-owned and privately owned property in the area.

Council Vice President Niezgodski held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved to send Bill No. 19-26 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 Dr. Heidi Beidinger – <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>	

27-26

PUBLIC HEARING 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 second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 27-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Mark Dellostritto presented the bill. He said the petitioner is requesting to rezone these vacant parcels from urban neighborhood one (U1) to urban neighborhood two (U2). He said the parcels are currently owned by the City, but they will be transferred to the Near Northwest Neighborhood (NNN) to be developed into housing. The proposed development is two (2) three (3)-unit townhomes, and the parcels will be redivided so that each unit has its own parcel. He said the townhomes fit contextually with the neighborhood in design and scale, and rezoning to U2 will allow the townhouse building type.

Kathy Schuth, Petitioner, 1007 Portage Avenue, South Bend, IN 46616, elaborated on the project. She said the townhomes are six (6) units of an eleven (11)-unit housing project that will be completed by NNN. She noted that the City of South Bend will transfer the parcels to NNN upon the successful award of a Federal Home Loan Bank of Indianapolis Affordable Housing Program grant. She said they will receive a decision on their grant application in November, and if they are successful, construction would begin the following spring.

Councilmember Sharon McBride said she is excited for continued growth and housing development for low- to middle-income families.

Councilmember Tomas Morgan asked about the timeline and what would happen if the funding did not come through.

Kathy Schuth said NNN's agreement with the City expires December 31, 2027, and they can apply for a second (2nd) grant cycle if they are unsuccessful this year. She added that each townhome will be three (3) separate properties, and yard maintenance will be the responsibility of each individual homeowner. She said she will look further into shared wall agreements.

Councilmember Bolden-Simpson expressed excitement for new housing units. She asked for clarification regarding the difference between duplex and townhouse building types.

Kathy Schuth said duplexes are two (2) units, and NNN currently has duplex properties available for rent. She said the new townhomes will be "triplexes", and each unit will be sold separately. She said they think the shared wall architecture will reduce construction costs.

Mark Dellostritto clarified that the City's definition of the townhouse building type starts at three (3) units.

Council President Lee noted that the petitioner designed these buildings herself. He said this is an exciting new housing option for the area, and NNN has done a great job building and maintaining housing units.

Council Vice President Niezgodski held the public hearing, and nobody spoke.

Councilmember Bolden-Simpson moved to send Bill No. 27-26 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 Dr. Heidi Beidinger – <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 Gooden-Rodgers moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember Bolden-Simpson 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.

19-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT THE UNADDRESSED PARCELS AT SOUTHERN TERMINUS OF GLEN AND DOROTHY STREET (PARCEL IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) COUNCILMANIC DISTRICT NO. 6 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.

Council Vice President Niezgodski stated that Bill No. 19-26 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. 19-26, 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 Dr. Heidi Beidinger – <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>	

27-26

THIRD 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 third (3rd) reading.

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

Council Vice President Niezgodski stated that Bill No. 27-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Tomas Morgan moved for the passage of Bill No. 27-26, 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 Dr. Heidi Beidinger – <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.

26-15

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA ACKNOWLEDGING THE COMPLETION OF THE FINAL REPORT OF THE SOUTH BEND REPARATORY JUSTICE COMMISSION AND INVITING THE COMMISSION TO MAKE A FORMAL PRESENTATION TO THE COMMON COUNCIL IN AN UPCOMING MEETING

Clerk Tirado read the bill to the Council.

Councilmember Karen L. White stated that Bill No. 26-15 went before the Residential Neighborhoods Committee and comes with a favorable recommendation.

Council President Canneth Lee, Petitioner, 1929 North Huey Street, South Bend, IN 46628, presented the bill. He said the Reparatory Justice Commission was formed by a resolution passed by the Council in 2023. He said the current bill acknowledges the completion of their final report, and the Commission will present their findings to Council under the Special Business portion of the June 8, 2026 Common Council meeting.

Council President Lee opened the public hearing.

Stephanie Crayton Merrifield, 305 South Lake Street, South Bend, IN 46619, shared her comments. She spoke about her experience as a faith leader and the importance of making amends when there has been wrongdoing. She challenged the belief that reparatory justice is “out of order”.

Tiana Batiste Waddell, 330 West Colfax Avenue, South Bend, IN 46601, shared her comments. She thanked Council for scheduling a formal presentation from the Commission. She noted that she has sent two (2) emails about this topic to the Council and Mayor’s Office. She called for a public discussion about the findings and the actions that will be taken to address them. She said residents deserve concrete steps including intentional funding avenues, a timeline, measurable outcomes, and an accountability structure.

Gilbert Washington, 135 North Hawthorne Drive, South Bend, IN 46617, shared his comments. He acknowledged the work that has gone into the report, thanked the Commission, and encouraged Council to take the findings seriously. He said there is still much work left to be done and encouraged the City to move forward, not backwards.

Council President Lee closed the public hearing.

Councilmember Bolden-Simpson reflected on a quote from Maya Angelou, encouraging fellow Councilmembers to face history with courage so it is not repeated. She spoke about her family’s experience with housing discrimination in the Sunnymede neighborhood 1971. She thanked the Commission for their work and thanked Council for forming the Commission.

Councilmember Dr. Davis reflected on a quote from Booker T. Washington, stating that the report outlines “small things” that added up to larger problems over the years. He said recommendations

from the report will be broken down into smaller parts to be addressed by committees, the Common Council, South Bend Community School Corporation, St. Joseph County, and City administration, respectively.

Councilmember Dr. Heidi Beidinger said although she is new to the Council, she has been aware of the Commission’s work due to her background in environmental health and lead poisoning prevention. She acknowledged the significant work that has gone into the report and said she looks forward to the next steps.

Councilmember White expressed thanks and appreciation to the members of the Commission. She praised the depth of research and community engagement that went into the report. She said she herself has experienced some of the issues outlined by the Commission. She recognized the seriousness of these challenges and encouraged the community to work together to move forward.

Councilmember McBride spoke about the west side’s history as someone born and raised at Beck’s Lake. She praised the quality of the report and its value as an educational resource. She commended the work of the Commission and said she is looking forward to their presentation.

Council Vice President Niezgodski acknowledged the time and effort the Commission has put into the report over the last three (3) years. She said she is looking forward to hearing their presentation and taking the next steps.

Council President Lee thanked the previous Council leadership for commissioning the report. He expressed appreciation for the Commission’s hard work.

Councilmember Dr. Davis moved for the passage of Bill No. 26-15, 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 Dr. Heidi Beidinger – <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>	

BILLS ON THE FIRST READING

BILL NO.

28-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, TO VACATE THE FOLLOWING DESCRIBED PROPERTY: THE SOUTHERN 3.7 FEET OF NAPOLEON STREET BETWEEN ST. LOUIS BOULEVARD AND ST. PETER STREET

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

Council President Lee entertained a motion to send Bill No. 28-26 to the Public Works and Property Vacation Committee for public hearing and third (3rd) reading on June 8, 2026.

Councilmember Dr. Davis moved to send Bill No. 28-26 to Public Works and Property Vacation Committee for public hearing and third (3rd) reading on June 8, 2026, 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 Dr. Heidi Beidinger – <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

Council Vice President Niezgodski announced the new director of Transpo, Chris Kubaszak, who will serve a four (4)-year term. She spoke about upcoming route changes due to Transpo’s budget constraints and encouraged residents to provide feedback at Transpo’s two (2) open houses on Wednesday, May 27 from 4:00-6:00 P.M. at the Mishawaka Penn-Harris Public Library and Wednesday, June 10 from 4:00-6:00 P.M. in Classroom D at the Saint Joseph County Public Library. She announced that the June 15 Transpo board meeting has been rescheduled to June 23 at 4:00 P.M. She said the St. Joseph County Solid Waste District is also seeking a new director, and they have opened applications for thirty (30) days. She said she will keep Council informed. She spoke about the grant-funded “Welcome to Rum Village” sign that was recently unveiled at Walker Field. She congratulated the Westside Memorial Day Parade Committee on their one-hundredth (100th) anniversary and thanked City employees, the South Bend Police Department, and the South Bend Fire Department for participating in the parade. She made remarks in remembrance of those who have died serving their country.

NEW BUSINESS

Councilmember Tomas Morgan announced that there will be a meeting of the Information and Technology Committee on Monday, June 15 at 5:30 P.M. in the Technology Resource Center in Ignition Park. She said she is finalizing the agenda, and she encouraged members of the public and Councilmembers to attend.

Council President Lee opened nominations for the office of Chairperson of the Committee of the Whole.

Councilmember Dr. Davis nominated Sherry Bolden-Simpson.

Councilmember McBride nominated Ophelia Gooden-Rodgers.

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

Ophelia Gooden-Rodgers was elected as Chairperson of the Committee of the Whole by a roll call vote majority of six (6) Councilmembers, with three (3) votes for Sherry Bolden-Simpson.

Councilmember Gooden-Rodgers thanked fellow Councilmembers for their confidence in voting her into the position. She committed to continue learning and serving to the best of her ability.

Councilmember Dr. Davis thanked Angela Smith for hosting an informational meeting about data centers. He spoke about meeting with LaPorte County officials and learning about their approach to data centers. He said he will hold meetings over the summer to discuss data center concerns in the City of South Bend. He spoke about participating in the Westside Memorial Day Parade and thanked Councilmember Niezgodski and all other veterans for their service.

Councilmember White spoke about the Youth Advisory Council’s recent town hall meeting and graduation celebration. She acknowledged the panelists who spoke on the topic of mental health and the ten (10) graduating Youth Council seniors. She thanked the City Clerk’s Office for their support in organizing the event.

Council President Lee said the Youth Advisory Council town hall and graduation was a great event. He thanked Councilmember White, the City Clerk’s Office, and Joshua Short.

PRIVILEGE OF THE FLOOR

Council President Lee held privilege of the floor, and nobody spoke.

REGULAR MEETING

May 26, 2026

ADJOURNMENT

Council President Lee adjourned the meeting at 8:10 P.M.