



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

PUBLIC WORKS & PROPERTY VACATION

MARCH 9, 2026, 6:40 P.M.

Committee Members Present:

Troy Warner, Dr. Oliver Davis, Sheila Niezgodski, Ophelia Gooden-Rodgers

Committee Members Absent:

Abel Gonzalez

Other Council Present:

Canneth Lee

Others Present:

Bianca L. Tirado, Matthew Neal, Jasmine Jackson, Veronica Pitt-Payne, Bob Palmer

Presenters:

Charity Stowe

Agenda:

Bill No. 06-26 - Alley Vacation - East/West Alley Between 516 South Michigan Street and 520 South Michigan Street

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

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0,0,0,0,0&mediaid=405696>

Committee Chair Ophelia Gooden-Rodgers called to order the Public Works and Property Vacation Committee meeting at 6:40 P.M.

Bill No. 06-26 - Alley Vacation - East/West Alley Between 516 South Michigan Street and 520 South Michigan Street

Charity Stowe, Petitioner, 614 South Saint Joseph Street, South Bend, IN 46601, presented the bill. She said the existing alley is a t-alley in the middle of a block that is being developed. She said the adjacent empty lot will be turned into a park, and the alley will be used for food trucks and special events. The developers are asking to keep the curb cut, they will use bollards to restrict through-traffic.

Committee Chair Gooden-Rodgers asked about the checkboxes on the filing related to creating a dead-end alley and public utility access.

Charity Stowe replied that the alley is already a t-alley with a dead-end, and the proposed use

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Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Veronica Pitt-Payne
DIRECTOR OF SPECIAL PROJECTS

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would not interfere with any public utilities.

Committee Chair Gooden-Rodgers held the public hearing, and nobody spoke.

Committee Member Troy Warner asked about the project's progress.

Charity Stowe said the mechanical, electrical, and plumbing work is underway. She added that they will be putting some utility work out to bid soon.

Council President Canneth Lee asked why the checkboxes pertaining to dead-ends and utility access were not marked on the filing.

Chris Dressel, Senior Planner, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, responded. He said this was a preliminary review form, and some positive modifications to the form were made as the project progressed.

Council President Lee asked if curb cuts typically have to be removed.

Chris Dressel said this is typically required, but the installation of bollards will ensure that the alley is no longer a right-of-way.

Committee Vice Chair Sheila Niezgodski noted that the bill states that this vacation is not subject to the elimination of an alley approach.

Committee Chair Gooden-Rodgers thanked Chris Dressel for providing the additional information and said she wanted to ensure nothing was missed.

Committee Member Dr. Oliver Davis moved to send Bill No. 06-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Niezgodski and carried by a vote of four (4) ayes with one (1) Citizen Member absent.

Committee Chair Ophelia Gooden-Rodgers – <i>Aye</i>	Committee Vice Chair Sheila Niezgodski – <i>Aye</i>
Committee Member Troy Warner – <i>Aye</i>	Committee Member Dr. Oliver Davis – <i>Aye</i>
Citizen Member Abel Gonzalez – <i>Absent</i>	

With no further business, Committee Chair Gooden-Rodgers adjourned the Public Works and Property Vacation Committee meeting at 6:51 P.M.

Respectfully Submitted,

Ophelia Gooden-Rodgers, Committee Chair