



# OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

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## PUBLIC WORKS & PROPERTY VACATION

MARCH 23, 2026, 3:55 P.M.

Committee Members Present:

Troy Warner, Abel Gonzalez, Sheila Niezgodski, Ophelia Gooden-Rodgers

Committee Members Absent:

Dr. Oliver Davis

Other Council Present:

Canneth Lee, Rachel Tomas Morgan, Karen L. White

Others Present:

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

Presenters:

Noemi Ruiz, Ezequias Ruiz

Agenda:

Bill No. 07-26 - Alley Vacation - The First East/West Alley North of Prast, Between Elmer and the First North/South Alley West of Elmer

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=406196>

Committee Chair Ophelia Gooden-Rodgers called to order the Public Works and Property Vacation Committee meeting at 3:55 P.M.

**Bill No. 07-26 - Alley Vacation - The First East/West Alley North of Prast, Between Elmer and the First North/South Alley West of Elmer**

Noemi and Ezequias Ruiz, Petitioners, 901 North Elmer Street, South Bend, IN 46628, presented the bill. They said they have been maintaining the alley and there is already a fence in place. They want to complete the formal alley vacation process and meet all City requirements.

Committee Vice Chair Sheila Niezgodski asked if the petitioners intend to put in a curb and no longer use the alley as a driveway.

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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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Noemi Ruiz confirmed that is correct.

Committee Chair Gooden-Rodgers asked if the petitioners have communicated with their neighbors about this request.

Noemi Ruiz said that most of their neighbors are renters, but they have been in communication with the property owners about their plans.

Committee Member Troy Warner asked to hear any department recommendations.

Chris Dressel, Senior Planner, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, said the petitioners wish to expand their home, and the planned expansion would occupy the current right-of-way.

Committee Member Warner added that the petitioners own the properties on each side of the alley.

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

Committee Vice Chair Niezgodski moved to send Bill No. 07-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Warner and carried by a vote of four (4) ayes with one (1) Committee 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>Absent</i>   |
| Citizen Member Abel Gonzalez – <i>Aye</i>           |                                                     |

With no further business, Committee Chair Gooden-Rodgers adjourned the Public Works and Property Vacation meeting at 4:03 P.M.

Respectfully Submitted,

Ophelia Gooden-Rodgers, Committee Chair