



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

JANUARY 26, 2026, 4:45 P.M.

Committee Members Present:

Ophelia Gooden-Rodgers, Sherry Bolden-Simpson, Kevin Upton, Karen L. White, Troy Warner*

Committee Members Absent:

Tom Gryp

Other Council Present:

Sheila Neizgodski, Rachel Tomas Morgan, Canneth Lee

Others Present:

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

Presenters:

Chris Dressel, Caleb Bauer

Agenda:

Bill No. 25-52 - Resolution Approving and Adopting the LaSalle Park Neighborhood Plan *(Substitute)*

Bill No. 26-03 - Resolution Approving an Order of the South Bend Plan Commission Approving a Certain Declaratory Resolution for the River West Development Area Adopted by the South Bend Redevelopment Commission

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=404179>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 4:45 P.M.

Bill No. 25-52 - Resolution Approving and Adopting the LaSalle Park Neighborhood Plan *(Substitute)*

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Chris Dressel, Senior Planner, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented a PowerPoint about the LaSalle Park neighborhood plan. He showed the plan area boundary map and spoke about the history of the neighborhood.

Hannah Sherinian, Planner, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, continued the presentation. She spoke about the plan's twelve (12) project proposals related to housing, greenspace, and infrastructure.

Committee Member Ophelia Gooden-Rodgers spoke in support of the plan and said it has been long-awaited.

Committee Vice Chair Karen L. White thanked the LaSalle Park Neighborhood Association for their work on the plan. She asked if the never-developed vacant lots are suitable for housing.

Hannah Sherinian clarified that there is no history of development on these lots, but they could potentially be developed into housing in the future.

Committee Vice Chair White asked how many of the vacant lots could be developed.

Hannah Sherinian said all of these lots could be developed, and she will follow up with the specific number.

Committee Vice Chair White stated that housing has been one (1) of the neighborhood's top concerns.

Committee Member Sherry Bolden-Simpson said she appreciates the changes that address illegal dumping and restrict the development of more gas stations and liquor stores.

Committee Chair Warner opened the public hearing.

Stacey Odom, 209 East Bronson Street, South Bend, IN 46601, spoke in favor of the bill. She said LaSalle Park residents have built a good relationship with the City and they look forward to continuing their collaborative efforts. She went through the plan point-by-point, identifying the parts of the plan she fully supports and the parts that she has some concerns about.

George Jones, 256 North Sheridan Street, South Bend, IN 46619, spoke in favor of the bill. He thanked Chris Dressel and Hannah Sherinian for collaborating with residents on the plan. He spoke about recent commercial and industrial development on the west side of the City, and the need for more mixed-income housing.

Lynn Coleman, 238 North Kenmore Street, South Bend, IN 46619, spoke in favor of the bill. He spoke about the history of the neighborhood and thanked the Department of Community Investment for their work on the plan.

Stacey Odom added that she appreciated the racial diversity of the City staff members involved in the plan.

Committee Chair Warner closed the public hearing.



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Committee Member Gooden-Rodgers asked those who spoke in favor of the bill to clarify whether they are asking for the plan to be approved, or whether they believe it needs further revision.

Lynn Coleman said they are asking for the Committee to vote favorably.

Stacey Odom said they support the plan and want to continue working with the City throughout its implementation.

Committee Member Gooden-Rodgers said she was unsure if the concerns they mentioned in the public hearing meant they did not want the plan. She agreed that it is time for the plan to move forward.

George Jones affirmed his support of the plan and his desire to continue working with the City to ensure residents are happy with the way it is implemented.

Lynn Collier, 4916 West Washington Street, South Bend, IN 46619, spoke in favor of the bill. She said this is not their first (1st) attempt to create a neighborhood plan for LaSalle Park, and she is glad that the City will be investing in the neighborhood. She added that the LaSalle Park neighborhood is the entryway to the City from the west.

City Clerk Bianca Tirado stated that the Committee needs to make a motion to accept the substitute bill.

Committee Vice Chair White moved to accept Substitute Bill No. 25-52, which was seconded by Committee Member Gooden-Rodgers and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Troy Warner– <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers – <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Citizen Member Tom Gryp – <i>Absent</i>	Citizen Member Kevin Upton – <i>Aye</i>

Committee Chair Warner entertained a motion to move the bill forward.

Committee Member Gooden-Rodgers moved to send Substitute Bill No. 25-52 to the Full Council with a favorable recommendation, which was seconded by Committee Member Bolden-Simpson and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Troy Warner– <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers – <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Citizen Member Tom Gryp – <i>Absent</i>	Citizen Member Kevin Upton – <i>Aye</i>

Bill No. 26-03 - Resolution Approving an Order of the South Bend Plan Commission Approving a Certain Declaratory Resolution for the River West Development Area Adopted by the South Bend Redevelopment Commission

Caleb Bauer, Executive Director of Community Investment, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented a PowerPoint about the City's plan to establish an Innovation Development District (IDD) in the River West development area. He said this bill



redraws area boundaries to set a new base rate for Tax Increment Financing (TIF), which is needed prior to establishing the IDD. He noted that this bill is related to the Colfax Corner project, and there will be a bill on first (1st) reading pertaining to this project at the 7:00 P.M. Council meeting.

Councilmember Rachel Tomas Morgan asked for examples of IDD's in other parts of the state.

Caleb Bauer said there is an industrial IDD in Lebanon, Indiana. He noted that the City of South Bend's approach is unique due to its focus on infilling a downtown core. He added that other states have implemented similar tax capture tools.

Committee Chair Warner held the public hearing, and nobody spoke.

Committee Chair Warner expressed excitement for the City's use of a new tax capture tool. He thanked the City administration and state representatives for their work to make this possible.

Council President Canneth Lee asked when the IDD will take effect.

Caleb Bauer said the City will start capturing taxes from the IDD on March 15, 2026. He noted that this will not be a significant amount of revenue until the projects are complete.

Council President Lee asked how many companies are interested in developing in the area.

Caleb Bauer said the University of Notre Dame and several other tenants will be involved in the Colfax Corner project. He said the IDD will incentivize additional projects once the City starts receiving the revenue.

Committee Member Bolden-Simpson moved to send Bill No. 26-03 to the Full Council with a favorable recommendation, which was seconded by Committee Member Bolden-Simpson and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Troy Warner – <i>Aye</i>	Committee Vice Chair Karen L. White – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers – <i>Aye</i>	Committee Member Sherry Bolden-Simpson – <i>Aye</i>
Citizen Member Tom Gryp – <i>Absent</i>	Citizen Member Kevin Upton – <i>Aye</i>

With no further business, Committee Chair Warner adjourned the Community Investment Committee meeting at 5:54 P.M.

Respectfully Submitted,

Troy Warner, Committee Chair