



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

COMMUNITY INVESTMENT

MAY 11, 2026, 5:00 P.M.

Committee Members Present:

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

Committee Members Absent:

None

Other Council Present:

Dr. Oliver Davis, Canneth Lee, Sheila Niezgodski, Rachel Tomas Morgan

Others Present:

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

Presenters:

Michelle Adams, Derek Erquart

Agenda:

Bill No. 26-13 - Resolution to Approve the Issuance of Scrap Metal / Junk Dealers / Recycling Operations Licenses for Calendar Year 2026

Bill No. 26-14 - Resolution to Grant the Issuance of Conditional Scrap Metal / Junk Dealers / Recycling Operations Licenses

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=408601>

Committee Chair Troy Warner called to order the Community Investment Committee meeting at 5:00 P.M.

Bill No. 26-13 - Resolution to Approve the Issuance of Scrap Metal / Junk Dealers / Recycling Operations Licenses for Calendar Year 2026

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)

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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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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.

Committee Chair Warner asked if the next bill is for the businesses that are non-conforming.

Michelle Adams confirmed that is correct.

Committee Vice Chair Karen L. White thanked SBPD and SBFD for their work ensuring businesses are compliant.

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

Committee Chair Warner spoke about the City's ongoing effort to bring businesses into EPA and IDEM compliance.

Committee Member Gooden-Rodgers moved to send Bill No. 26-13 to the Full Council with a favorable recommendation, which was seconded by Committee Vice Chair White and carried by a vote of six (6) ayes.

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>Aye</i>	Citizen Member Kevin Upton – <i>Aye</i>

Bill No. 26-14 - Resolution to Grant the Issuance of Conditional Scrap Metal / Junk Dealers / Recycling Operations Licenses

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.

Committee Chair Warner asked if these businesses have been responsive.

Michelle Adams said Alternative Two (2) sent back documentation showing they have removed a large quantity of tires.

Committee Chair Warner asked what will happen at the end of sixty (60) days.



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Michelle Adams said full licenses will be issued and a new resolution will not be required if the businesses are compliant at the end of sixty (60) days.

Committee Chair Warner asked Council Attorney Bob Palmer if he agrees with that interpretation of the ordinance.

Attorney Palmer said he disagrees. He said a resolution must come before Council before any full licenses can be issued.

Jenna Throw, City Attorney, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, said they are willing to submit a substitute bill with that provision.

Committee Member Ophelia Gooden-Rodgers asked if there will be inspections to determine compliance.

Michelle Adams said there will be monthly inspections during the interim license period.

Committee Member Gooden-Rodgers asked if businesses are allowed to keep operating pending appeal if their license applications are denied.

Michelle Adams said they can shut down businesses if they pose a danger to the public.

Committee Member Bolden-Simpson asked about the businesses that were not registered with Leads Online.

Michelle Adams said previously, there was no SBPD taskforce to monitor the status of Leads Online registration. She said SBPD will continue to monitor and follow up now that there is a taskforce in place. She said both businesses that were unregistered are now registered with Leads Online.

Councilmember Dr. Oliver Davis asked how the sixty (60)-day timeframe was established.

Michelle Adams said the sixty (60)-day timeframe is laid out in the ordinance.

Councilmember Dr. Davis asked if businesses can receive an another (60)-day conditional license after this one (1) expires.

Michelle Adams said conditional licenses can be extended if the businesses show they are making progress toward complying.

Councilmember Dr. Davis asked about the process for an immediate shut down of hazardous business operations.

Michelle Adams said the ordinance allows for immediate shut down in hazardous situations. She said this is enforced by NSE and SBPD, following a cease-and-desist letter from the Legal Department.

Council President Canneth Lee expressed concern regarding the businesses that were unregistered with Leads Online.



Michelle Adams said one (1) of the companies was registered with a different tracking system for stolen items, but they were non-compliant since it was not the same system used by SBPD.

Council Vice President Sheila Niezgodski asked about the fire suppression systems.

Derek Erquart, SBFD Assistant Chief and Fire Marshall, 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. He noted that SBFD does not have a robust tracking system for private fire hydrant inspections.

Council Vice President Niezgodski asked if fire hydrants are required regardless of the facility size.

Derek Erquart said buildings that are large enough to require a sprinkler system are required to have a fire hydrant within one-hundred (100) feet.

Councilmember Rachel Tomas Morgan asked about the process for extending conditional licenses past sixty (60) days.

Michelle Adams said conditional license extensions are granted by the business license administrator after speaking to all relevant reviewing agencies.

Adam Taylor, Assistant City Attorney, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, said Council may issue another conditional license via resolution.

Attorney Palmer stated that the City's order to revoke business licenses can be stayed if the applicant appeals. The City could only take action to shut down operations if there is an imminent threat to public health or safety.

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

A discussion ensued regarding the specific changes to be made to the language of the substitute bill.

Committee Chair Warner requested that the Committee move the bill forward with no recommendation. He said they will review the substitute bill at the 7:00 P.M. meeting.

Committee Member Bolden-Simpson moved to send Bill *No. 26-14* to the Full Council with no recommendation, which was seconded by Committee Member Gooden-Rodgers and carried by a vote of six (6) ayes.

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>Aye</i>	Citizen Member Kevin Upton – <i>Aye</i>

With no further business, Committee Warner adjourned the Community Investment Committee



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meeting at 5:34 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Troy Warner", with a long horizontal flourish extending to the right.

Troy Warner, Committee Chair