



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

PUBLIC WORKS & PROPERTY VACATION

JUNE 8, 2026, 6:40 P.M.

Committee Members Present:

Dr. Heidi Beidinger, Dr. Oliver Davis, Abel Gonzalez, Sheila Niezgodski

Committee Members Absent:

Ophelia Gooden-Rodgers

Other Council Present:

Canneth Lee, Rachel Tomas Morgan, Sharon McBride, Karen L. White

Others Present:

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

Presenters:

Chris Godlewski, Craig Taelman, David Ludwig

Agenda:

Bill No. 28-26 - Alley Vacation for Property Located at 718 and 710 Napoleon 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=409533>

Committee Vice Chair Sheila Niezgodski called to order the Public Works and Property Vacation Committee meeting at 6:40 P.M.

Bill No. 28-26 - Alley Vacation for Property Located at 718 and 710 Napoleon Street

Chris Godlewski, Abonmarche Consultants, 315 West Jefferson Boulevard, South Bend, IN 46601, presented the bill on behalf of the Petitioner. He said the requested right-of-way vacation would widen the lot by three-point-seven (3.7) feet, allowing two (2) homes to be built on the lot. He noted that the tree lawn area would be slightly reduced, but there would still be a sizeable frontage of twenty (20) to twenty-one (21) feet.

Committee Vice Chair Niezgodski asked if Abonmarche Consultants provided any written recommendations.

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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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Chris Godlewski invited the builder to elaborate on the recommendations.

Craig Taelman, Capstone Design + Build, 52307 North Fir Road, Granger, IN 46530, presented on behalf of the builder. He said Capstone designed the two (2) homes for this site to fit in nicely with the rest of the neighborhood. He said they have built other homes in this area, and they understand the requirements for building there. He said they correct the misaligned sidewalks over the course of the build.

David Ludwig, Petitioner, 15700 Lake Forest Court, Granger, IN 46530, thanked Council for hearing the bill. He expressed excitement at the prospect of building new homes and moving from Granger to the City of South Bend.

Committee Member Dr. Oliver Davis asked for more information about the sidewalk misalignment.

Craig Taelman said realigning the sidewalks will make them safer for pedestrians and improve the look of the neighborhood. He said the sidewalks are not currently ADA compliant, and they will correct this during the build.

Committee Vice Chair Niezgodski held the public hearing, and nobody spoke.

Committee Member Dr. Davis moved to send Bill No. 28-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Dr. Heidi Beidinger and carried by a vote of five (5) ayes.

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

With no further business, Committee Vice Chair Sheila Niezgodski adjourned the Public Works and Property Vacation Committee meeting at 6:50 P.M.

Respectfully Submitted,

Ophelia Gooden-Rodgers, Committee Chair