

REPORT OF SUB-COMMITTEE ON MINUTES

TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

DATE: 06-22-2026

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:


SHERRY BOLDEN-SIMPSON


RACHEL TOMAS MORGAN

APPROVED BY THE COMMON COUNCIL ON: 07-13-2026

ATTEST:


BIANCA L. TIRADO, CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Monday, June 22nd, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Lowell Kosak of Living Stones Church, and the Pledge to the Flag was given.

Please note the attached link for the meeting recording:
<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=410036>

Council meetings are also available at Michiana Access Channel on both their website and their Facebook page.

ROLL CALL

COUNCILMEMBERS PRESENT

Canneth Lee	1st District, President
Ophelia Gooden-Rodgers	2 nd District, Committee of the Whole
Sharon L. McBride	3 rd District
Dr. Heidi Beidinger	4 th District
Sherry Bolden-Simpson	5 th District
Sheila Niezgodski	6 th District, Vice President
Dr. Oliver Davis	At-Large
Rachel Tomas Morgan	At-Large

COUNCILMEMBERS ABSENT

Karen L. White	At-Large
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OTHERS PRESENT

Bianca Tirado	City Clerk
Jasmine Jackson	Chief Deputy City Clerk
Matthew Neal	Deputy Director of Policy
Lari’onna Green	Communications and Marketing Specialist
Veronica Pitt-Payne	Director of Special Projects
Abigail Jackson	Council Intern
Matthew Deahl	Council Intern
Bob Palmer	Council Attorney

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

SUB-COMMITTEE ON MINUTES:

June 8, 2026

Council President Lee requested reports from the Sub-Committee on Minutes.

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the June 8, 2026, Common Council meeting minutes and recommend they be approved.

Councilmember Sherry Bolden-Simpson moved to approve the June 8, 2026, Common Council meeting minutes, which was seconded by Councilmember Rachel Tomas Morgan and carried via a vote by voice.

SPECIAL BUSINESS

None.

REPORTS FROM CITY OFFICES

Allie Dolz-Lane, Deputy Chief of Staff in the Mayor’s Office, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, gave a presentation on the City of South Bend’s Age-Friendly Plan. She explained the need for an age-friendly plan, stating that by 2030, eighteen-point-eight percent (18.8%) of St. Joseph County’s population will be over the age of sixty-five (65). She said the City’s Age-Friendly plan was guided by AARP’s eight (8) domains of livability, several community listening sessions, surveys, and stakeholder meetings, noting that REAL Services was

a major partner. She spoke about the key gaps they identified during this process and listed the Plan's five (5) main goals: Housing, Communication, Transportation, Community & Health Services, and Engagement & Inclusion. She said each goal has twenty-five (25) corresponding actions to be completed by the City or its partner organizations. She explained how progress will be measured annually with key performance indicators (KPIs). She gave an overview of the City's existing age-friendly work, including the Home Repair Program, updated zoning regulations for accessory dwelling units (ADUs), the Community Paramedicine Program, and improvements in digital accessibility. She said the Plan has a three (3) year implementation phase and gave an overview of the timeline.

Councilmember Dr. Oliver Davis thanked Allie Dolz-Lane for the presentation and spoke about the importance of age-friendly services.

Council President Lee asked what reasons survey respondents gave for wanting to age in place.

Allie Dolz-Lane said the City's parks and green spaces were frequently brought up in the surveys and listening sessions. She said residents expressed strong appreciation for the City's public infrastructure. She added that more work is needed to improve access to transportation.

Council President Lee acknowledged that tonight is Allie Dolz-Lane's last Council meeting as a City employee. He thanked her for her years of service in the Mayor's Office and wished her well in her future endeavors.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

Councilmember Bolden-Simpson moved to resolve into the Committee of the Whole, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

PUBLIC HEARINGS

BILL NO.

29-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 4101 SOUTH MAIN STREET AND 4115 SOUTH MAIN STREET COUNCILMANIC DISTRICT NO. 5 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 29-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Brian Killen, Zoning Administrator, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the petitioner is requesting to rezone two (2) parcels from suburban neighborhood one (S1) to commercial (C). He showed a map of the surrounding area and explained that the area has evolved from residential to commercial over time. He said that rezoning the parcels would align with the commercial feel of the area, and all parcels are currently vacant. He said the property would be rented to small businesses as a work and storage "flex space".

Nathan Flickner, Petitioner, 1402 East Mishawaka Avenue, South Bend, IN 46615, elaborated on the "flex space". He said contractors and similar businesses need storage space for their equipment as well as office space for administrative work.

Council President Lee said most questions about the bill were answered during the Committee meeting.

Councilmember Bolden-Simpson asked for clarification about the storage space.

Nathan Flickner said flex storage is a step up from residential storage and is used for items like building materials. He noted that there will be no storefront and there will be a security fence around the property’s perimeter.

Councilmember Ophelia Gooden-Rodgers held the public hearing, and nobody spoke.

Councilmember Dr. Davis expressed support for the rezoning but noted that the Councilmember in this district was not notified prior to the meeting. He encouraged the zoning staff to proactively reach out to Councilmembers regarding zoning actions in their districts.

Councilmember Bolden-Simpson stated that the project is in her district, and she was only aware of it because she has driven past the site.

Brian Killen said he will make sure to include Councilmembers in future monthly zoning bulletins.

Councilmember Dr. Davis moved to send Bill No. 29-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

30-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 223 SOUTH SCOTT STREET, 227 SOUTH SCOTT STREET, 705 WEST WAYNE STREET, 711 WEST WAYNE STREET, 713 WEST WAYNE STREET, 717 WEST WAYNE STREET, 723 WEST WAYNE STREET, 725 WEST WAYNE STREET, 729 WEST WAYNE STREET, AND 710 HOOSE COURT (PARCEL IDs: 018-8154-5549, 018-8154-5550, 018-8154-5563, 018-8154-5556) COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

Bill No. 30-26 was tabled until July 13, 2026.

31-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING PAYMENTS IN LIEU OF TAXES FOR WESTERN AVENUE I, LLC (SUBSTITUTE)

Council Vice President Niezgodski moved to accept Substitute Bill No. 31-26, which was seconded by Councilmember Tomas Morgan and carried via a vote by voice.

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Gooden-Rodgers stated that Substitute Bill No. 31-26 went before the Community Investment Committee and comes with a favorable recommendation.

Joe Molnar, Deputy Director of Community Investment, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the bill establishes a payment in lieu of taxes (PILOT) agreement to support the Western Avenue Transformation project, a collaboration between the South Bend Housing Authority and the Community Foundation of St. Joseph County.

He gave a detailed overview of the project, explaining that phase one-a (1a) will build one-hundred-fifty-six (156) new units of mixed-income housing on the site of the former Rabbi Shulman building. He said forty-eight (48) of these units will be restricted to households earning less than fifty percent (50%) of the area median income (AMI), sixty-two (62) units will be restricted to households below sixty percent (60%) AMI, and forty-six (46) units will be unrestricted. He said previous residents of the Rabbi Shulman building will be prioritized for the new units, noting that the Housing Authority has a list of these residents. He said the project will include streetscape improvements, park space, a childcare facility, and improved infrastructure connections to Western Avenue. He gave a detailed summary of the project's funding sources, including twenty-six-point-seven million dollars (\$26,700,000) in private investment, nineteen-point-one million dollars (\$19,100,000) in grants, a ten-million dollar (\$10,000,000) HUD section 108 loan, and three-point-four million dollars (\$3,400,000) from local partners. He noted that this is the City's tenth (10th) project to receive a Low-Income Housing Tax Credit (LIHTC) since 2022. He said the developer, The Michaels Organization (TMO), has extensive experience working with housing authorities and was awarded the project through a competitive request-for-proposal process. He explained that the PILOT agreement would exempt the property from property taxes for a fifteen (15)-year term, and instead, pre-negotiated annual payments would be made to the City's Affordable Housing Fund. He noted that the site has not generated any property tax revenue since it was acquired by the Housing Authority in the 1960's. He gave an overview of the fifteen (15)-year payment schedule and construction timeline, with completion expected by the end of 2028.

Andrea Keeney, Vice President of Development at TMO, 542 South Dearborn Street, Chicago, IL 60605, said TMO is excited to partner with the City on this project. She said they are constructing seven (7) buildings for the one-hundred-fifty-six (156) units, and they are working with local architecture firm Kil Architecture.

Steve Luecke, Board Vice Chair for the South Bend Housing Authority, 176 West North Shore Drive, South Bend, IN 46617, said new mixed-income housing on the site aligns with the City's long-term plan and the Western Avenue development plan. He said the PILOT is not only an investment in this project, but an investment in future low-income housing as well.

Councilmember Dr. Heidi Beidinger asked who will be operating the childcare facility.

Andrea Keeney said they are in conversations with a high-profile daycare provider, but they cannot disclose specifics at this time. She said the provider is currently reviewing the project plans and lease terms, and they expect to be able to announce the partnership in the next month.

Steve Luecke added that it is a local daycare provider that is well-respected in the community.

Council President Lee said he is excited for the formerly tax-exempt property to generate revenue, with three-hundred-ninety-thousand-five-hundred-sixty-eight dollars (\$390,568) coming back to the City over the PILOT term. He asked what happens at the end of the fifteen (15)-year term.

Andrea Keeney said the compliance period is longer than fifteen (15) years, and the properties will have to remain affordable for at least forty (40) years. She said additional capital would likely be invested around year twenty (20). Regarding property taxes, she said they will return to the full rate after year fifteen (15).

Council President Lee said the Committee heard that residents who were displaced when the Rabbi Shulman building was demolished will have first (1st) rights to return. He asked the presenters to elaborate on that.

Steve Luecke said the Housing Authority followed HUD relocation guidelines when the Rabbi Shulman building was vacated. He said the residents went to other Housing Authority units or were provided with vouchers for privately-owned apartments. He explained that the Housing Authority will maintain a waitlist for the income-restricted units in the development, and any relocated residents who want to return will be given priority placement.

Councilmember Dr. Davis asked Steve Luecke what gave him hope to continue after the old buildings were demolished.

Steve Luecke said he gained hope from the commitment made by the Housing Authority’s Board of Directors and Executive Director to redevelop the site. He said other factors that inspired hope were finding a strong partner in TMO, generating multiple sources of funding, and having the support and participation of City staff.

Councilmember Dr. Davis thanked Steve Luecke for his answer, comparing his focus on housing to President Jimmy Carter.

Councilmember Bolden-Simpson expressed strong support for mixed-income development. She stated that when neighbors interact with one another, it changes hearts. She said she looks forward to seeing the project’s completion.

Councilmember Sharon McBride gave a special thanks to Steve Luecke for his work with the Housing Authority, noting that she also worked there for fourteen (14) years and is passionate about this issue. She expressed support for the City’s involvement, the mixed-income approach, and the opportunity for displaced residents to return.

Councilmember Tomas Morgan expressed gratitude for the project. She said mixed-income development creates healthy neighborhoods where people from all walks of life can interact and build community together. She said her fellow Near West Side Neighborhood residents are excited about the project.

Councilmember Gooden-Rodgers thanked the presenters for their work to bring affordable housing to the Second (2nd) District.

Councilmember Gooden-Rodgers opened the public hearing.

Brad Emberton, 615 West Colfax Avenue, South Bend, IN 46601, spoke in favor of the bill. He identified himself as a Commissioner on the South Bend Housing Authority Board and strongly encouraged Councilmembers to support the bill.

Councilmember Gooden-Rodgers closed the public hearing.

Councilmember Dr. Davis moved to send Substitute Bill No. 31-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

32-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT COAL LINE TRAIL 1241 RIVERSIDE PARCEL ID# 018-1094-3937 COUNCILMANIC DISTRICT NO. 1, 2, AND 4 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 32-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Brian Killen presented the bill, stating that it is a rezoning request for five (5) unzoned parcels that are currently occupied by the Coal Line Trail. He explained that the City acquired the land from the railroad with no parcel designation. The bill would apply the open space (OS) zoning designation, matching the parcels’ current use.

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

Councilmember Dr. Davis moved to send Bill No. 32-26 to the Full Council with a favorable recommendation, which was seconded by Council Vice President Niezgodski and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

33-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING ADDITIONAL FUNDS FOR CERTAIN DEPARTMENTAL AND CITY SERVICES OPERATIONS FOR THE YEAR 2026 OF \$32,358 FROM THE GENERAL FUND (#101), \$75,410 FROM THE PARKS AND RECREATION FUND (#201), \$70,000 FROM THE MOTOR VEHICLES HIGHWAY FUND (#202), \$360,000 FROM THE COMMUNITY INVESTMENT OPERATING FUND (#211), \$7,034,537 FROM THE COMMUNITY INVESTMENTS GRANTS FUND (#212), \$767,050 FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$37,000 FROM THE UNSAFE BUILDING FUND (#219), \$100,000 FROM THE LOSS RECOVERY FUND (#227), \$122,500 FROM THE CODE ENFORCEMENT FUND (#230), \$1,000,000 FROM THE LOCAL ROADS & STREET FUND (#251), \$79,443 FROM THE IT/INNOVATION/311 CALL CENTER FUND (#279), \$80,000 FROM THE INDIANA RIVER RESCUE FUND (#291), \$1,600,000 FROM THE LOCAL INCOME TAX – ECONOMIC DEVELOPMENT FUND (#408), \$255,000 FROM THE WATER WORKS OPERATIONS FUND (#620), \$994,620 FROM THE WATER WORKS CAPITAL FUND (#622), \$420,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641)

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Council Vice President Niezgodski stated that Bill No. 33-26 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis, City Controller, with offices on the second (2nd) floor of City Hall, South Bend, IN 46601, presented the bill. He highlighted key appropriations, including one-point-five million dollars (\$1,500,000) for street repair and maintenance, over seven-million dollars (\$7,000,000) in HUD lead grant proceeds, and seven-hundred-twenty-thousand dollars (\$720,000) in Bloomberg grant proceeds.

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

Councilmember Dr. Davis moved to send Bill No. 33-26 to the Full Council with a favorable recommendation, which was seconded by Council Vice President Niezgodski and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>

Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

34-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2026

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Council Vice President Niezgodski stated that Bill No. 34-26 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis presented the bill, stating that it pertains to the transfer of funds that have already been appropriated. He highlighted key transfers, including eight-hundred dollars (\$800) to cover tool allowance expenses and three-thousand-seven-hundred-ninety-nine dollars (\$3,799) to cover travel expenses in the engineering division.

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

Council Vice President Niezgodski moved to send Bill No. 34-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

35-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11233-25, WHICH FIXES MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2026, TO INCREASE SALARIES OF CERTAIN POSITIONS WITHIN THE HUMAN RIGHTS COMMISSION, VENUES PARKS & ARTS, AND PUBLIC WORKS DEPARTMENTS

Clerk Tirado read the bill to the Council for its second (2nd) reading.

After the second (2nd) reading, Council Vice President Niezgodski stated that Bill No. 35-26 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Kyle Willis presented the bill. He said the changes to certain positions and salaries were discussed in Committee, and he is happy to answer any additional questions.

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

Council Vice President Niezgodski moved to send Bill No. 35-26 to the Full Council with a favorable recommendation, which was seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>

Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

36-26

PUBLIC HEARING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, AUTHORIZING
PAYMENTS IN LIEU OF TAXES FOR BEACON
APARTMENTS PRESERVATION LLC
(SUBSTITUTE)

Clerk Tirado read the bill to the Council for its second (2nd) reading.

Councilmember Dr. Davis moved to accept Substitute Bill No. 36-26, which was seconded by Councilmember Dr. Beidinger and carried via a vote by voice.

After the second (2nd) reading, Councilmember Gooden-Rodgers stated that Substitute Bill No. 36-26 went before the Community Investment Committee and comes with a favorable recommendation.

Joe Molnar stated that he will be presenting Substitute Bill Nos. 36-26 and 37-26 together.

Councilmember Dr. Davis moved to hear Substitute Bill No. 36-26 jointly with Substitute Bill No. 37-26, which was seconded by Councilmember McBride and carried via a vote by voice.

Councilmember Dr. Davis moved to accept Substitute Bill No. 37-26, which was seconded by Council Vice President Niezgodski and carried via a vote by voice.

Joe Molnar presented the bills, stating that both bills are related to a renovation project for Beacon Heights Apartments. He said that Beacon Heights is one (1) of the City’s largest affordable housing complexes, and its buildings have not seen significant renovation since their construction in the 1940s. He stated that a full renovation is needed for all units, community spaces, roads, parking lots, and community rooms in the complex, adding that this will help the City maintain its affordable housing stock long-term. He said L+M Development Partners, a nationwide affordable housing developer, entered an agreement to purchase the property and established the Beacon Heights Preservation LLC. He noted that any agreement between the City and Beacon Heights Preservation LLC would be null and void if the sale of the property to L+M falls through. He said L+M was awarded a four-percent (4%) LIHTC from the state of Indiana, which will add a layer of state-mandated inspections and oversight for the property. He explained that the complex will continue to be a federal HUD-affiliated property and rent prices will not change following the renovation. He gave a detailed overview of the fifty-million dollar (\$50,000,000) project, stating that renovations will include a full reconstruction of all unit interiors, new appliances and finishes, new roofing and siding, a new playground, community building upgrades, and repaving of all parking lots and interior roads. He added that this would be a renovation-in-place with no displacement of residents. He said the developer also intends to add security cameras and part-time private security patrols, hire additional property managers, and provide on-site social services. He said the sale of the property to L+M is expected to close on July 31, 2026, and Substitute Bill No. 37-26 would authorize a one-point-two-five million dollar (\$1,250,000) forgivable loan from the City at the time of closing. He added that this loan would be funded by River West Tax Increment Financing (TIF) dollars, and loan forgiveness would be contingent upon the City receiving documented proof that all renovations were completed as promised. He said Substitute Bill No. 36-26 would establish a PILOT agreement with the developer, waiving property taxes for thirty (30) years in exchange for direct payments to the City’s Affordable Housing Fund. He noted that the PILOT agreement would add another layer of restrictive commitments for the developer to uphold, allowing the City and state to monitor property conditions on an ongoing basis.

Sophie Cohen and Jerome Dunbar, L+M Development Partners, 2 Park Avenue, New York, NY 10016, thanked Council for the opportunity to present and invited any questions.

Councilmember Dr. Beidinger asked how construction will be monitored to ensure quality.

Joe Molnar said the project will have to go through the full permitting process through the City's Building Department, including inspections for each unit.

Councilmember Dr. Beidinger emphasized the importance of providing high-quality housing. She noted that the proposed community building upgrades include a computer room and library. She asked the developers to consider a childcare facility instead, since there is a critical need for childcare in the community and there is already a St. Joseph County Library branch less than two (2) blocks away.

Sophie Cohen said they can look into adding a childcare facility.

Council President Lee noted that this fifty-million dollar (\$50,000,000) investment in Beacon Heights and the sixty-million dollar (\$60,000,000) investment in Western Avenue would bring one-hundred-ten million dollars (\$110,000,000) of affordable housing to the City. He spoke about connecting with families at Beacon Heights through his work with Group Violence Intervention (GVI) and emphasized the need for safety and security. He asked how the developer plans to improve security.

Jerome Dunbar said this was something that came up when speaking with residents. He said residents mentioned that the property used to have a gate, which could be reinstalled to restrict unauthorized access. He said they also discussed using mail drop-boxes. He emphasized the importance of engaging with residents and listening to them throughout the process.

Council President Lee reiterated that security is one (1) of the biggest issues. He reviewed the PILOT payment schedule and noted the sharp increase in payment amounts between year ten (10) and eleven (11). He asked what will happen at the ten (10)-year mark.

Joe Molnar said the PILOT payment amounts were negotiated with the developer, and the fixed amounts provide more financial predictability than traditional tax assessments. He said the payment amounts will automatically increase at ten (10) years, as outlined in the ordinance.

Council President Lee highlighted L+M's high rankings as an affordable housing developer, noting that they have built over fifty-seven thousand (57,000) units. He asked about any issues with past projects and what steps L+M has taken to address those issues.

Jerome Dunbar said every project is a new opportunity to learn and improve, and that L+M has been successful because they are responsive and empower their residents. He said they have already started listening to the residents of Beacon Heights, giving L+M the opportunity to correct problems such as missing packages, poor road conditions, and a lack of space for children to play.

Councilmember Dr. Davis asked Joe Molnar if he was aware of a 2025 judgment against L+M for breach of contract due to poor construction quality. He also cited several online complaints and a twenty-five-thousand dollar (\$25,000) fine for unregistered lobbying. He expressed concern that L+M has been in contact with the nearby charter school but has not contacted the public schools, Coquillard Elementary and Dickinson Academy. He asked what processes the City has put in place to make sure this project does not experience similar issues.

Joe Molnar said L+M approached the City with a transformational project, and Beacon Heights needs the investment. He said the City addressed their concerns with L+M and received positive references when they reached out to other cities that have partnered with them. He noted that the PILOT, LIHTC, and forgivable loan agreements create multiple layers of accountability, giving the City recompense for any unfulfilled obligations.

Councilmember Dr. Davis asked Joe Molnar if he saw the same article about the 2025 judgment while doing due diligence.

Joe Molnar confirmed that he saw it.

Councilmember Dr. Davis asked Joe Molnar how he reacted to the information.

Joe Molnar said he consulted the City's legal counsel, who cautioned him that the information was posted on an attorney's website and may be portrayed in a certain way. He said he then reached out to Sophie Cohen and discussed the issue with her. He noted that L+M has ranked highly in

multiple categories over time, and they have fifty-seven thousand (57,000) units. He said the multiple layers of agreements for this project include protections to ensure the money is spent well.

Councilmember Dr. Davis asked Joe Molnar if he could provide reference letters or documentation from the other cities he contacted. He asked if the City's legal counsel ever reached out to Council Attorney Bob Palmer to brief him.

Joe Molnar said these conversations were phone calls, but he can provide the list of cities.

Sophie Cohen said she will get Councilmember Dr. Davis's contact information to send him more details. She said the 2025 judgment was related to an adaptive reuse project that was completed in 2010, and the concerns raised have been long addressed. She said all claims have been resolved and dropped as of February 2026.

Councilmember Dr. Davis asked if L+M's attorney could send that information to Attorney Palmer. He said he wants to support the project, but he finds it difficult to do so without a "green light" from legal counsel.

Councilmember Gooden-Rodgers asked if any other Councilmembers had any questions.

Councilmember Tomas Morgan said L+M shared some helpful information at the press conference she attended. She said she was impressed by the "renovation-in-place" approach and asked them to elaborate on the process.

Jerome Dunbar acknowledged Councilmember Dr. Davis's comments and thanked him for sharing them. He spoke about how in-place renovations promote trust and can prevent a potentially traumatic moving experience for residents.

Councilmember Tomas Morgan asked about the turnaround time.

Sophie Cohen said L+M hires a relocation coordinator to ensure every resident's unique case is handled appropriately. She said for ten (10) days, residents are asked to leave their homes between the hours of 9:00 A.M. and 5:00 P.M. and are provided with food, television, and Wi-Fi in the community room. She said running water is restored by the end of each day, and they hire movers to help residents pack and move their belongings during the renovation process.

Council Vice President Niezgodski noted that L+M's pre-qualification process for contractors prioritizes minority and women-owned business enterprises (WMBE's). She asked about their bidding evaluation process and whether they would seek local contractors.

Sophie Cohen said they will be working with a contractor they have previously worked with who specializes in rehabs. She said this contractor uses multiple strategies to achieve local hiring goals including printed advertisements, job fairs, multilingual job postings, training sessions, and Occupational Safety and Health Administration (OSHA) certification opportunities.

Councilmember Bolden-Simpson explained that this renovation is a sensitive matter due to the City's previous negative experiences with developers and the history of redlining at Beacon Heights, which was recently outlined in the Reparatory Justice Commission report. She urged the representatives of L+M to get in touch with the South Bend Community School Corporation (SBCSC), since many children at Beacon Heights attend SBCSC schools. She asked if they will hire union workers.

Sophie Cohen said she is unsure.

Jeff Moelis, L+M Development Partners, 2 Park Avenue, New York, NY 10016, said union contractors are always invited to bid on their projects. He said in his experience, union contractors do not like to work on in-place acquisition rehabs.

Councilmember Bolden-Simpson asked if they accept responsive bids, not just the lowest bid.

Jeff Moelis confirmed that is correct. He addressed Councilmember Dr. Davis's concerns regarding the 2025 court judgment. He said L+M has been in business for forty (40) years, has completed hundreds of projects, and there may be half a dozen negative articles about them. He said they typically retain ownership of their properties for fifteen (15) to seventeen (17) years. He described lawsuits as a "rite of passage" for New York developers, and said this specific case

involved a rehab of a one-hundred (100)-year old abandoned building. He said the Condo Board felt like some of the work was not up to standard, so they worked with their contractors to straighten it out and the issue was resolved with a minimal fine.

Councilmember Dr. Davis said his concerns are not just “cherry picking”. He expressed concern regarding broken promises, out-of-town developers, and Jeff Moelis’s attitude toward lawsuits. He emphasized that this is a vulnerable population and their needs should be taken seriously.

Councilmember McBride thanked the presenters for their investment in the community. She said renovations at Beacon Heights are long-needed, and the City will work with them to ensure everything is up to par.

Councilmember Gooden-Rodgers welcomed the presenters to the City and encouraged Joe Molnar and the City’s legal team to continue providing accountability through the development process. She suggested that L+M hold a resident meeting on a weekend for anyone who missed the first (1st) meeting.

Jerome Dunbar expressed support for Councilmember Dr. Davis’s line of questioning. He assured him that he is committed to the residents and maintains open communication with them. He said he sees L+M, the City, and elected officials as a team, and the role of elected officials on the team is to hold them accountable.

Councilmember Dr. Davis said Jerome Dunbar and Sophie Cohen’s comments have been encouraging but expressed concern regarding Jeff Moelis’s statements.

Councilmember Gooden-Rodgers opened the joint public hearing.

Mark Anella, 1010 Quimby Street, South Bend, IN 46617, spoke against the bills. He said a simple Google search returns numerous complaints about the developer.

Ahn Tran, 704 West Shore Drive, Osceola, IN 46561, spoke against the bills. He said complaints from the developer’s New York properties diminish trust that their work here would be successful.

Jorden Giger, 302 South Falcon Street, South Bend, IN 46619, spoke in favor of the bills while acknowledging concerns with the developer’s history. He asked how Councilmembers receive information about projects prior to meetings. He said it seemed like some Councilmembers had the opportunity to ask questions and address concerns in advance, and others did not.

Council President Lee said he attends Redevelopment Commission meetings to get information about upcoming projects.

Joe Molnar said projects go through multiple steps before coming to the Council. He noted that Councilmembers Gooden-Rodgers and Karen L. White serve on the Redevelopment Commission, and they would have seen it first (1st). He said he also reaches out to the Councilmember of the district involved, which in this case was Councilmember Gooden-Rodgers.

Councilmember Dr. Davis encouraged Joe Molnar to also reach out to At-Large Councilmembers.

Kat Redding, 1409 Miner Street, South Bend, IN 46617, spoke in favor of the bills while echoing Councilmember Dr. Davis’s concerns about Jeff Moelis’s comments. She expressed support for checkpoints and accountability throughout the development process and said L+M needs to know the history of the area involved.

Councilmember Bolden-Simpson asked about the existing accountability mechanisms in place and how Council can strengthen oversight.

Joe Molnar said the City administration would be willing to amend the bill to require quarterly inspections from the City’s Rental Safety Verification Program (RSVP) team.

Sophie Cohen said she fully supports that amendment. She noted that the property will also be subject to a strict inspection by the Indiana Housing and Community Development Authority (IHCDA) before the final round of funding is released.

Councilmember Gooden-Rodgers said the Council’s concern is due to problems they have had in the past, and they want to ensure residents get what they need.

Councilmember Gooden-Rodgers closed the joint public hearing and entertained a motion for Substitute Bill No. 36-26.

Councilmember Bolden-Simpson asked if the motion should include the amendment for quarterly check-ins.

Councilmember Gooden-Rodgers asked Council Attorney Bob Palmer.

Attorney Palmer said Council can insert any language they want in the ordinance, but they must be specific. He suggested amending the bill to require a report to Council on a quarterly or six (6) month basis, and the residents can come and share their experience.

Councilmember Gooden-Rodgers asked if this motion can be made tonight.

Attorney Palmer said a motion can be made for the amended bill, subject to amending it by 10:00 A.M. tomorrow morning.

Councilmember Dr. Davis said he would make a motion on the bill, as amended to include Attorney Palmer’s language. He said he would also like an attorney from L+M to send a letter to Attorney Palmer giving a summary of their situation.

Councilmember Gooden-Rodgers asked Clerk Tirado to read the motion back for clarification.

Clerk Tirado read the language of the proposed amendment from the transcript.

Attorney Palmer asked if Councilmember Dr. Davis wanted to include the letter requirement in the amended ordinance.

Councilmember Dr. Davis confirmed that is correct.

Councilmember McBride asked Councilmember Dr. Davis to confirm that the report to Council would be every six (6) months.

Councilmember Dr. Davis confirmed that is correct.

Council Vice President Niezgodski asked Clerk Tirado to read the motion back.

Clerk Tirado read back the language of the amendment requiring six (6)-month updates before Council and a letter of clearance sent from L+M’s attorney to Attorney Palmer.

Council Vice President Niezgodski asked if Councilmember Dr. Davis would make a favorable recommendation under these conditions.

Councilmember Dr. Davis confirmed that is correct.

Councilmember Dr. Davis moved to send Substitute Bill No. 36-26 as amended to the Full Council with a favorable recommendation, which was seconded by Councilmember McBride and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

37-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING A DIRECT LOAN TO THE DEVELOPER OF AN ECONOMIC DEVELOPMENT FACILITY (BEACON HEIGHTS PROJECT) AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH (SUBSTITUTE)

Councilmember Dr. Davis moved to send Substitute Bill No. 37-26, with the same amendments as Substitute Bill No. 36-26, to the Full Council with a favorable recommendation. The motion was

seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

RISE AND REPORT

Councilmember McBride moved to rise from the Committee of the Whole and report back to the Full Council, which was seconded by Councilmember Dr. Davis and carried via a vote by voice.

REGULAR MEETING RECONVENED

Council President Lee stated that the Full Council is now back in session. This portion of the meeting is where bills are given a third (3rd) reading and action is taken regarding bills that were heard during the Committee of the Whole.

BILLS ON THE THIRD READING

BILL NO.

29-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 4101 SOUTH MAIN STREET AND 4115 SOUTH MAIN STREET COUNCILMANIC DISTRICT NO. 5 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Bill No. 29-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Council Vice President Niezgodski moved for the passage of Bill No. 29-26, which was seconded by Councilmember Dr. Davis and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

31-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING PAYMENTS IN LIEU OF TAXES FOR WESTERN AVENUE I, LLC (SUBSTITUTE)

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Substitute Bill No. 31-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Tomas Morgan moved for the passage of Substitute Bill No. 31-26, which was seconded by Councilmember Dr. Davis and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

32-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT COAL LINE TRAIL 1241 RIVERSIDE PARCEL ID# 018-1094-3937 COUNCILMANIC DISTRICT NO. 1, 2, AND 4 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Bill No. 32-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Bolden-Simpson moved for the passage of Bill No. 32-26, which was seconded by Councilmember Dr. Davis and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

33-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROPRIATING ADDITIONAL FUNDS FOR CERTAIN DEPARTMENTAL AND CITY SERVICES OPERATIONS FOR THE YEAR 2026 OF \$32,358 FROM THE GENERAL FUND (#101), \$75,410 FROM THE PARKS AND RECREATION FUND (#201), \$70,000 FROM THE MOTOR VEHICLES HIGHWAY FUND (#202), \$360,000 FROM THE COMMUNITY INVESTMENT OPERATING FUND (#211), \$7,034,537 FROM THE COMMUNITY INVESTMENTS GRANTS FUND (#212), \$767,050 FROM THE GIFT, DONATION, BEQUEST FUND (#217), \$37,000 FROM THE UNSAFE BUILDING FUND (#219), \$100,000 FROM THE LOSS RECOVERY FUND (#227), \$122,500 FROM THE CODE ENFORCEMENT FUND (#230), \$1,000,000 FROM THE LOCAL ROADS & STREET FUND (#251), \$79,443 FROM THE IT/INNOVATION/311 CALL CENTER FUND (#279), \$80,000 FROM THE INDIANA RIVER RESCUE FUND (#291), \$1,600,000 FROM THE LOCAL INCOME TAX – ECONOMIC

DEVELOPMENT FUND (#408), \$255,000 FROM THE WATER WORKS OPERATIONS FUND (#620), \$994,620 FROM THE WATER WORKS CAPITAL FUND (#622), \$420,000 FROM THE SEWAGE WORKS OPERATIONS FUND (#641)

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Bill No. 33-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 33-26, which was seconded by Councilmember Dr. Davis and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

34-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FOR BUDGET TRANSFERS FOR VARIOUS DEPARTMENTS WITHIN THE CITY OF SOUTH BEND, INDIANA FOR THE YEAR 2026

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Bill No. 34-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 34-26, which was seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

35-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING ORDINANCE NO. 11233-25, WHICH FIXES MAXIMUM SALARIES AND WAGES OF APPOINTED OFFICERS AND NON-BARGAINING EMPLOYEES OF EXECUTIVE DEPARTMENTS OF THE CITY OF SOUTH BEND FOR CALENDAR YEAR 2026, TO INCREASE SALARIES OF CERTAIN POSITIONS WITHIN THE HUMAN RIGHTS COMMISSION, VENUES PARKS & ARTS, AND PUBLIC WORKS DEPARTMENTS

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Bill No. 35-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Beidinger moved for the passage of Bill No. 35-26, which was seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

36-26

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AUTHORIZING PAYMENTS
IN LIEU OF TAXES FOR BEACON
APARTMENTS PRESERVATION LLC
(SUBSTITUTE)

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Substitute Bill No. 36-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Davis moved for the passage of Substitute Bill No. 36-26, which was seconded by Councilmember McBride and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

37-26

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA, AUTHORIZING A DIRECT
LOAN TO THE DEVELOPER OF AN
ECONOMIC DEVELOPMENT FACILITY
(BEACON HEIGHTS PROJECT) AND
APPROVING OTHER MATTERS IN
CONNECTION THEREWITH (SUBSTITUTE)

Clerk Tirado read the bill to the Council for its third (3rd) reading.

After the third (3rd) reading, Council President Lee requested a committee report.

Councilmember Gooden-Rodgers stated that Substitute Bill No. 37-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Dr. Davis moved for the passage of Substitute Bill No. 37-26, which was seconded by Councilmember Dr. Beidinger and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>

Councilmember Karen L. White – <i>Absent</i>	
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RESOLUTIONS

BILL NO.

<u>26-16</u>	A RESOLUTION OF THE SOUTH BEND COMMON COUNCIL ACKNOWLEDGING THE HISTORY OF RACIAL DISCRIMINATION, ENVIRONMENTAL HARM, DISINVESTMENT, AND INDUSTRIAL POLLUTION IMPACTING THE LASALLE PARK NEIGHBORHOOD, AND FORMALLY APOLOGIZING TO THE RESIDENTS AND FAMILIES OF THE COMMUNITY
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Clerk Tirado read the bill to the Council.

Council Vice President Niezgodski stated that Bill No. 26-16 went before the Residential Neighborhoods Committee and comes with a favorable recommendation.

Councilmember Bolden-Simpson, 6216 Exeter Court, South Bend, IN 46614, and Councilmember Dr. Davis, 1801 Nash Street, South Bend, IN 46613, presented the bill.

Councilmember Bolden-Simpson stated that the first (1st) step toward healing is an apology for the systemic racism that occurred in the City for many decades. She noted that this resolution specifically refers to the LaSalle Park neighborhood due to its substandard conditions and the system-wide discrimination that relegated Black residents to living there. She said the City should follow what other municipalities have done by extending this apology.

Councilmember Dr. Davis spoke about the importance of saying “I’m sorry.” He acknowledged Henry Davis Jr. and the residents of LaSalle Park for initiating the conversation around reparatory justice in the City. He spoke about the challenges that are unique to LaSalle Park, including lasting contamination from its history of industrial dumping. He said before making a City-wide apology for systemic racism, it is necessary to apologize to LaSalle Park residents since they are at the heart of the issue.

Council President Lee opened the public hearing.

Trina Robinson, 914 Lincoln Way West, South Bend, IN 46616, spoke in favor of the bill. She said an apology is a great start, and the City needs to take action to address the contamination. She said this will show the community that the City is making an effort to right a wrong.

Sophia Wilson, 1010 Quimby Street, South Bend, IN 46617, spoke in favor of the bill. She echoed Trina Robinson’s comments that this is the first (1st) step toward healing and there is still more to be done.

Mark Anella, 1010 Quimby Street, South Bend, IN 46617, spoke in favor of the bill. He said the resolution is a great step forward and gives the City government a chance to be on the right side of history.

Miranda Schwab, 307 East LaSalle Avenue, South Bend, IN 46617, spoke in favor of the bill. She said it is an important first (1st) step toward righting historical wrongs and addressing the continued harms of environmental and health concerns.

Myra L. Butts, 744 North Jacob Street, South Bend, IN 46617, spoke in favor of the bill. She said she lived on the west side as a child in the 1950s and 1960s, and her parents advocated for improving conditions back then. She said this is a good start and expressed hope that Council will take action on all the Reparatory Justice Commission’s recommendations.

Kurt Louis Kolosazar, 19120 Strawberry Hill Road, South Bend, IN 46614, spoke in favor of the bill. He said he is proud that the City is moving forward. He spoke about his experience working in environmental remediation. He suggested implementing well monitoring and reaching out to Mary Cunningham Agee’s charitable foundation for financial support.

Jorden Giger, 302 South Falcon Street, South Bend, IN 46619, spoke in favor of the bill. He thanked the bill’s sponsors, the other members of the public who spoke in favor, and the Reparatory Justice Commission for completing their report under the leadership of Trina Robinson. He spoke about growing up in LaSalle Park and his family’s history there. He acknowledged everyone who has been involved in reparatory justice work over the last four (4) years and expressed hope that the City will take measurable actions, particularly in the areas of affordable housing and environmental testing.

Kat Redding, 1409 Miner Street, South Bend, IN 46617, spoke in favor of the bill. She thanked the bill’s sponsors and said it is a step forward for the community of LaSalle Park. She thanked Trina Robinson, the Reparatory Justice Commission, and the LaSalle Park Alliance for continuing to push for action over the years. She expressed happiness that their concerns have been recognized and supported by the Council. She spoke about her family’s history in LaSalle Park and said she looks forward to the implementation of further reparatory actions.

Council President Lee closed the public hearing.

Councilmember McBride spoke about growing up in LaSalle Park and fellow LaSalle Park residents who went on to become leaders in the community. She said she is excited that this has finally come forward.

Council President Lee spoke about his family’s history in LaSalle Park and said that greatness has come out of the area despite the obstacles. He expressed gratitude for the opportunity to offer an apology to LaSalle Park residents.

Councilmember Dr. Davis moved for the passage of Bill No. 26-16, which was seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

26-17

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA,
APPROVING THE PURCHASE OF REAL
PROPERTY LOCATED AT 2950 LATHROP
STREET, SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council.

Councilmember Gooden-Rodgers stated that Bill No. 26-17 went before the Community Investment Committee and comes with a favorable recommendation.

Michael Schmidt, Assistant City Attorney, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the City is seeking Council authorization to purchase the parcels for a reconstruction project at the intersection of Voorde Drive and Bendix Drive. He said the project would reduce Bendix Drive from four (4) lanes to three (3) lanes while expanding pedestrian connectivity and trail access.

Council President Lee held the public hearing, and nobody spoke.

Councilmember Dr. Davis moved for the passage of Bill No. 26-17, which was seconded by Council President Lee and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

26-18

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, FORMALLY ACCEPTING THE HISTORICAL SECTIONS OF THE FINAL REPORT OF THE REPARATORY JUSTICE COMMISSION AND THE HISTORY OF RACIAL DISCRIMINATION AGAINST BLACK RESIDENTS DOCUMENTED THEREIN, ACKNOWLEDGING THE ANALYSES AND RECOMMENDATIONS SECTIONS OF THE REPORT FOR PURPOSES OF POLICY DISCUSSIONS, AND ISSUING A FORMAL APOLOGY FROM THE COMMON COUNCIL AND ON BEHALF OF THE CITY OF SOUTH BEND

Clerk Tirado read the bill to the Council.

Council Vice President Niezgodski stated that Bill No. 26-18 went before the Residential Neighborhoods Committee and comes with a favorable recommendation.

Council President Lee, 1929 North Huey Street, South Bend, IN 46619, read the resolution to the Council. He said the resolution fulfills the Reparatory Justice Commission's recommendations of a formal apology and making the Reparatory Justice Report a permanent historical document.

Councilmember Dr. Davis asked how they are defining "periodically" with regard to progress reports to Council.

Council President Lee said the progress reports would be annual.

Councilmember Dr. Davis asked to amend the bill's language to specify that reports will be given annually.

Council President Lee agreed.

Council President Lee opened the public hearing.

Trina Robinson, 914 Lincoln Way West, South Bend, IN 46616, spoke in favor of the bill. She expressed condolences for TaKisha Jacobs, a late member of the Commission. She acknowledged Dr. Darryl Heller's involvement and thanked him for trusting her to chair the Commission in his absence. She thanked the Council, Commission members, Subcommittee Chairs, and the whole community for their roles in bringing the report forward.

Sophia Wilson, 1010 Quimby Street, South Bend, IN 46617, spoke in favor of the bill. She said it is important to preserve the Reparatory Justice Report as an official historical document and refer to it for policymaking decisions.

Mark Anella, 1010 Quimby Street, South Bend, IN 46617, spoke in favor of the bill. He thanked Council and the researchers who were involved in preparing the report. He said it is important to know our history and expressed excitement for the partnerships with the St. Joseph County Library and Indiana University South Bend (IUSB)'s Civil Rights Heritage Center.

Miranda Schwab, 307 East LaSalle Avenue, South Bend, IN 46617, spoke in favor of the bill. She urged City to continue to let this history see the light of day, adding that the mistakes of the past must be learned from.

Jorden Giger, 302 South Falcon Street, South Bend, IN 46619, spoke in favor of the bill. He thanked Council for the resolution and said the City-wide apology is needed. He expressed concern that Mayor James Mueller has not attended community meetings about reparatory justice. He expressed concerns about policing, including excessive use of force and charging residents a processing fee to obtain body-worn camera footage.

Council President Lee asked Jorden Giger to clarify whether he was speaking in favor of the bill.

Jorden Giger said he is in favor of the bill, but he is acknowledging shortcomings that still need to be addressed. He continued to speak about his policing concerns.

Council President Lee stated that Jorden Giger was straying off topic.

A discussion ensued between Jorden Giger and Council President Lee regarding the relevance of Jorden Giger’s comments. Council President Lee and Jorden Giger agreed to move on to the next speaker.

Kat Redding, 1409 Miner Street, South Bend, IN 46617, spoke in favor of the bill. She acknowledged that Dr. Darryl Heller was leading the Commission’s work on policing prior to taking leave, and she asked when the recommendations of the Policing Subcommittee will be complete. She expressed concern regarding the two (2) officer-involved shootings this year and thanked Council for bringing the resolution forward.

Trina Robinson thanked Kat Redding for her comments and stated that the Reparatory Justice Commission shares her concerns. She explained the reasons for Dr. Darryl Heller’s personal leave and said she does not want to put a strict timeframe on the policing recommendations. She affirmed that policing is an important topic in the Commission’s work, and the final recommendations are forthcoming.

Council President Lee closed the public hearing.

Councilmember Bolden-Simpson stated that Bill Nos. 26-16 and 26-18 give Council a lens to look through as they move forward from apology to policy.

Councilmember Dr. Davis thanked Kat Redding for her comments on policing and said he shares her concerns, particularly regarding the role of mental health emergencies in officer-involved shootings. He said he looks forward to receiving the Commission’s policing recommendations and said he understands if the work on that section of the report needs to be reassigned.

Clerk Tirado asked Councilmember Dr. Davis to confirm the bill’s amended language.

Councilmember Dr. Davis asked to strike the word “periodically” and replace it with the word “annually”.

Council President Lee clarified that annual progress reports would come from the City administration, not the Reparatory Justice Commission.

Clerk Tirado repeated the amended language for the Council.

Councilmember Dr. Davis moved for the passage of Bill No. 26-18 as amended, which was seconded by Councilmember Bolden-Simpson and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

26-19

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA,
APPOINTING AN AGENT/NEGOTIATOR AND
AN ADVISORY COMMON COUNCIL
NEGOTIATING TEAM TO REPRESENT THE
COMMON COUNCIL IN THE UPCOMING
SOUTH BEND FRATERNAL ORDER OF
POLICE LODGE #36 NEGOTIATIONS

Clerk Tirado read the bill to the Council.

Council Vice President Niezgodski stated that Bill No. 26-19 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Council President Lee presented the bill. He said the Fraternal Order of Police (FOP) Lodge number thirty-six (36) notified the City of their intent to renegotiate their collective bargaining

agreement with the City. He said the bill names Attorney Palmer as agent negotiator on behalf of the Common Council and appoints an advisory team for the negotiations consisting of Councilmember Tomas Morgan, Council Vice President Niezgodski, and himself.

Councilmember Dr. Davis asked when negotiations will begin.

Council President Lee said the date is not yet finalized.

Attorney Palmer said they will likely begin in early July.

Council President Lee opened the public hearing.

Jorden Giger, 302 South Falcon Street, South Bend, IN 46619, spoke against the bill, citing concerns about the process for bringing resolutions forward. He said his understanding is that bills require two (2) sponsors, noting that this resolution only has one (1) sponsor.

Attorney Palmer said resolutions only require one (1) sponsor.

Council President Lee closed the public hearing.

Councilmember Dr. Davis moved for the passage of Bill *No. 26-19*, which was seconded by Councilmember McBride and carried by a vote of eight (8) ayes with one (1) Councilmember absent.

Council President Canneth Lee – <i>Aye</i>	Council Vice President Sheila Niezgodski – <i>Aye</i>
Councilmember Ophelia Gooden-Rodgers – <i>Aye</i>	Councilmember Sharon McBride – <i>Aye</i>
Councilmember Dr. Heidi Beidinger – <i>Aye</i>	Councilmember Sherry Bolden-Simpson – <i>Aye</i>
Councilmember Rachel Tomas Morgan – <i>Aye</i>	Councilmember Dr. Oliver Davis – <i>Aye</i>
Councilmember Karen L. White – <i>Absent</i>	

BILLS ON THE FIRST READING

BILL NO.

38-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING A PETITION OF THE ADVISORY BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT 2404 WEST WESTERN AVENUE COUNCILMANIC DISTRICT NO. 6 IN THE CITY OF SOUTH BEND, INDIANA

Clerk Tirado read the bill to the Council for its first (1st) reading.

Council President Lee entertained a motion to send Bill *No. 38-26* to the Board of Zoning Appeals for public hearing on July 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on July 13, 2026.

Councilmember Tomas Morgan moved to send Bill *No. 38-26* to the Board of Zoning Appeals for public hearing on July 6, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on July 13, 2026. The motion was seconded by Councilmember Dr. Beidinger and carried via a vote by voice.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Councilmember Dr. Davis asked if Committee Chairs could be informed of upcoming bills prior to first (1st) readings. He said it is challenging for Committee Chairs to create their own agendas when bills are sent forward to a specific date without prior consultation. He noted that this has created challenges in the past when Committee Chairs are unavailable on those dates. He asked about the extent of Committee Chairs’s authority over their agendas.

Clerk Tirado clarified that the dates for zoning bills are set by the Board of Zoning Appeals (BZA). She said her office is happy to work with zoning staff to accommodate specific meeting date preferences when possible.

Council President Lee added that Committee Vice-Chairs can stand in when Committee Chairs are unavailable.

Clerk Tirado added that some bills are time sensitive. She said her Director of Policy, Matthew Neal, will work directly with Councilmember Dr. Davis to ensure he is aware of upcoming legislation.

Councilmember Dr. Davis said that would help Committee Chairs budget their time better and plan their Monday Committee meetings accordingly.

Councilmember McBride asked Councilmember Dr. Davis if it is helpful to hear a bill's Committee hearing date during its first (1st) reading.

Councilmember Dr. Davis said no, and he would prefer it if Committee Chairs were consulted about Committee hearing dates prior to first (1st) readings.

Councilmember McBride asked for confirmation that Committee hearing dates are correlated to the bill's filing date and the timing of other public hearings.

Clerk Tirado said a bill's Committee hearing date is known once a staff report is filed. She said her office will make sure Committee Chairs receive that information prior to Monday night Council meetings, and they will continue to work with City administration to accommodate specific requests.

Councilmember McBride expressed condolences to the family of TaKisha Jacobs. She said TaKisha Jacobs was a great advocate, and her passing is a great loss to the community. She also announced that she will be hosting a Third (3rd) District guided bus tour this Saturday, June 27, 2026, from 10:00 A.M. to 2:00 P.M. She said all are welcome, and she encouraged anyone interested to reach out to her or the Clerk's Office.

Council President Lee announced there will be two (2) informational sessions regarding the former Drewry's Brewery site on Tuesday, June 23, 2026, and Wednesday, June 24, 2026, at 6:00 P.M. He said the sessions will take place at the Near Northwest Neighborhood (NNN) Community Center, 1013 Portage Avenue, South Bend, IN 46616.

Councilmember Gooden-Rodgers announced that she, Councilmember Tomas Morgan, and Council President Lee recently attended the grand opening of My Mother's Keeper, a non-emergency medical transportation provider, at 1204 Lincoln Way West, South Bend, IN 46628.

Clerk Tirado announced that the next Council meeting will take place on Monday July 13, 2026, noting that there are five (5) Mondays in June.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Kurt Louis Kolosazar, 19120 Strawberry Hill Road, South Bend, IN 46614, spoke about mental health concerns in the community and the impact on public safety. He thanked Councilmembers for the work that they do.

Jorden Giger, 302 South Falcon Street, South Bend, IN 46619, asked if zoning ordinances need Council sponsorship before they are placed on the agenda. He asked if agendas are created by the Council President, Committee Chair, or City administration.

Attorney Palmer replied that zoning ordinances and other bills from the City administration do not require Council sponsorship. He said agenda dates are determined by the bill's other required public hearings, such as BZA or the Plan Commission, and are subject to those meeting schedules.

Council President Lee closed privilege of the floor.

ADJOURNMENT

REGULAR MEETING

June 22, 2026

Council President Lee adjourned the meeting at 10:38 P.M.