



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

MEMORANDUM

TO: MEMBERS OF THE COMMON COUNCIL
FROM: BIANCA L. TIRADO, CITY CLERK
DATE: THURSDAY, AUGUST 20, 2026
SUBJECT: COMMITTEE MEETING NOTICE

The following Common Council Committee Meetings have been scheduled for **Monday, August 24, 2026:**

Council Chambers
3rd Floor City Hall
215 S. Dr. Martin Luther King Jr. Blvd.
South Bend, IN 46601

The Council Chambers will be Open to the Public. Members of the Public may Attend this Meeting Virtually via Microsoft Teams Meeting app here: <https://tinyurl.com/082426CC>

- | | | |
|-------------------------|---|------------------------------------|
| <u>3:00 P.M.</u> | <u>COMMUNITY INVESTMENT</u> | CHAIRPERSON, WHITE |
| | <ol style="list-style-type: none">1. Bill No. 54-26 - Authorizing the City to Enter Into and Accept a Section 108 Loan in Support of the Western Avenue Transformation District2. Bill No. 26-24 - Confirming Resolution - Personal Property Tax Abatement for Tenneco Inc.3. Bill No. 26-25 - Confirming Resolution - Real Property Tax Abatement for GLC Mid-Bay, LLC4. Bill No. 26-27 - Resolution Approving the Purchase of a Portion of Real Property Located at in Proximity to 309 South Taylor Street5. Bill No. 26-28 - Resolution Authorizing the Purchase of Real Property Located at 821 Harrison Street and 1819 Bergan Street | |
| <u>4:15 P.M.</u> | <u>PUBLIC WORKS & PROPERTY VACATION</u> | CHAIRPERSON, GOODEN-RODGERS |
| | <ol style="list-style-type: none">1. Sidewalk Allocation – Committee Discussion | |

INTEGRITY | SERVICE | ACCESSIBILITY

Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Veronica Pitt-Payne
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

300 City Hall | 215 S. Martin Luther King, Jr. Blvd. | South Bend, Indiana 46601 | p. 574.235.9221 | f. 574.235.9173 | www.southbend.in.gov



5:00 P.M.

PERSONNEL & FINANCE

CHAIRPERSON, NIEZGODSKI

1. [Bill No. 51-26](#) - Amending Chapter 20 of the South Bend Municipal Code to Establish Article 14 Containing Regulations Regarding Electric Vehicle Charging
2. [Bill No. 26-29](#) – Resolution Appointing an Agent/Negotiator and an Advisory Common Council Negotiating Team to Represent the Common Council in the Upcoming Fire Department Negotiations

5:20 P.M.

ZONING & ANNEXATION

CHAIRPERSON, DR. DAVIS

1. [Bill No. 47-26](#) - Special Exception at 1737 Obrien Street
2. [Bill No. 50-26](#) - Amending the Zoning Ordinance for Property Located at 626 Allen Street and 630 Allen Street

Council President Canneth Lee has called an **Informal Meeting** of the Council which will commence immediately after the adjournment of the Zoning & Annexation Committee Meeting.

INFORMAL MEETING OF THE COMMON COUNCIL

PRESIDENT, C. LEE

1. Discussion of Council Agenda
2. Update and Announcements
3. Adjournment

cc: Mayor James Mueller
Committee Meeting List
Media

NOTICE FOR VIRTUAL ATTENDEES

Virtual attendees wishing to speak during the public portion of the meeting must activate their camera, displaying the speaker, to be recognized by the Chair.

NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS

Auxiliary Aid or Other Services may be Available upon Request at No Charge.
Please give Reasonable Advance Request when Possible



SOUTH BEND COMMON COUNCIL

MEETING AGENDA

Monday, August 24, 2026

7:00 P.M.

The South Bend Common Council meeting will be open to the public at the Council Chambers on the 3rd floor of the South Bend City Hall, 215 South Dr. Martin Luther King Jr. Blvd., South Bend, IN 46601 or available by way of a virtual meeting using the Microsoft Teams Meeting App. Public access to the meeting can be granted by this Microsoft Teams Link:

<https://tinyurl.com/SBCC082426>

1. **INVOCATION**

REVEREND STEVEN WEDGEWORTH | CHRIST CHURCH ANGLICAN

2. **PLEDGE TO THE FLAG**

3. **ROLL CALL**

4. **REPORT FROM THE SUB-COMMITTEE ON MINUTES**

AUGUST 10, 2026

5. **SPECIAL BUSINESS**

6. **REPORTS FROM CITY OFFICES**

7. **COMMITTEE OF THE WHOLE**

TIME: _____

BILL NO.

[47-26](#) PUBLIC HEARING 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 1737 OBRIEN STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

[50-26](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 626 ALLEN STREET AND 630 ALLEN STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

[51-26](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 20 OF THE SOUTH BEND MUNICIPAL CODE TO ESTABLISH ARTICLE 14 CONTAINING REGULATIONS REGARDING ELECTRIC VEHICLE CHARGING

[54-26](#) PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING THE CITY TO ENTER INTO AND ACCEPT A SECTION 108 LOAN FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PLEDGING CERTAIN REVENUES FOR THE REPAYMENT OF SAID LOAN, AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

8. **BILLS ON THIRD READING**

TIME: _____

BILL NO.

[47-26](#) THIRD 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 1737 OBRIEN STREET COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

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9. **RESOLUTIONS**

BILL NO.

[26-24](#) A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS 3605 WEST CLEVELAND ROAD, SOUTH BEND, IN 46628 AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A FIVE-YEAR (5) PERSONAL PROPERTY TAX ABATEMENT FOR TENNECO INC.

[26-25](#) A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF SOUTH BEND, INDIANA, COMMONLY KNOWN AS V/L CHET WAGGONER COURT AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN EIGHT-YEAR (8) REAL PROPERTY TAX ABATEMENT FOR GLC MID-BAY, LLC

[26-27](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE PURCHASE OF A PORTION OF REAL PROPERTY LOCATED AT IN PROXIMITY TO 309 SOUTH TAYLOR STREET, SOUTH BEND, INDIANA

[26-28](#) A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 821 HARRISON STREET, SOUTH BEND, INDIANA 46616 AND 1819 BERGAN STREET, SOUTH BEND, INDIANA 46628

[26-29](#) 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 FOR THE UPCOMING FIRE DEPARTMENT NEGOTIATIONS

10. **BILLS ON FIRST READING**

BILL NO.

[55-26](#) 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 1245 CORBY BOULEVARD COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

[56-26](#) 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 1246 HOWARD STREET COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

[57-26](#) 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 LOT 17 AS SHOWN ON THE NORTH SUNNYSIDE SECOND ADDITION RECORDED PLAT COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

58-26 FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, ANNEXING TO AND BRINGING WITHIN THE CITY LIMITS OF SOUTH BEND, INDIANA, AND AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED IN CENTRE TOWNSHIP, CONTIGUOUS THEREWITH; COUNCILMANIC DISTRICT NO. 5, FOR 20061 DICE STREET & 60555 MAIN STREET, SOUTH BEND, INDIANA

11. UNFINISHED BUSINESS

12. NEW BUSINESS

13. PRIVILEGE OF THE FLOOR

14. ADJOURNMENT

TIME: _____

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NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS

Auxiliary Aid or Other Services may be Available upon Request at No Charge. Please give Reasonable Advance Request when Possible

In the interest of providing greater public access and to promote greater transparency, the South Bend Common Council agenda has been translated into Spanish. All agendas are available online from the Council's website, and also in paper format in the Office of the City Clerk, 4th Floor County-City Building. Reasonable efforts have been taken to provide an accurate translation of the text of the agenda, however, the officiate is the English version. Any discrepancies which may be created in the translation are not binding. Such translations do not create any right or benefit, substantive or procedural, enforceable at law or equity by a party against the Common Council or the City of South Bend, Indiana.



2026 COMMON COUNCIL STANDING COMMITTEES (Rev. 06-02-2026)

COMMUNITY INVESTMENT COMMITTEE

Oversees the various activities of the Department of Community Investment. This Committee reviews all real and personal tax abatement requests and works closely with the Business Development Team.

Karen L. White, Chairperson
Ophelia Gooden-Rodgers, Vice-Chairperson
Thomas Gryp, *Citizen Member*

Sheila Niezgodski, Member
Sherry Bolden-Simpson, Member
Kevin Upton, *Citizen Member*

COMMUNITY RELATIONS COMMITTEE

Oversees the various activities of the Engagement and Economic Empowerment, Neighborhood Development, and Community Resources Teams within the City's Department of CI and is charged with facilitating partnerships and ongoing communications with other public and private entities operating within the City.

Ophelia Gooden-Rodgers, Chairperson
Karen L. White, Vice-Chairperson
Sherry Bolden-Simpson, Member

Dr. Heidi Beidinger, Member
Sheila Niezgodski, Member
Alice Pickens, *Citizen Member*

COUNCIL RULES COMMITTEE

Oversees the regulations governing the overall operation of the Common Council, as well as all matters of public trust. Its duties are set forth in detail in Section 2-10.1 of the *South Bend Municipal Code*.

Canneth Lee, Member
Sheila Niezgodski, Member

Ophelia Gooden-Rodgers, Member

HEALTH AND PUBLIC SAFETY COMMITTEE

Oversees the various activities performed by the Fire and Police Departments, EMS, Department of Code Enforcement, ordinance violations, and related health and public safety matters.

Rachel Tomas Morgan, Chairperson
Sharon McBride, Vice-Chairperson
Sheila Niezgodski, Member
Savino Rivera Jr., *Citizen Member*

Dr. Heidi Beidinger, Member
Dr. Oliver Davis, Member
Brittney Erp, *Citizen Member*

INFORMATION AND TECHNOLOGY COMMITTEE - Innovation

Oversees the various activities of the City's Department of Innovation, which includes the Divisions of Information Technology and 311 so that the City of South Bend remains competitive and on the cutting edge of developments in this area. Reviewing and proposing upgrades to computer systems and web sites, developing availability and access to GIS data and related technologies are just some of its many activities.

Rachel Tomas Morgan, Chairperson
Sherry Bolden-Simpson, Vice-Chairperson
Sharon McBride, Member
Joshua Walters, *Citizen Member*

Dr. Heidi Beidinger, Member
Dr. Oliver Davis, Member
Maria Gibbs, *Citizen Member*

PARC COMMITTEE- Venues, Parks, and Arts (Parks, Recreation, Cultural Arts & Entertainment)

Oversees the various activities of the Century Center, College Football Hall of Fame, Four Winds Stadium, Morris Performing Arts Center, Studebaker National Museum, South Bend Regional Museum of Art, Potawatomi Zoo, My SB Trails, DTSB relations, and the many recreational and leisure activities offered by



the Department of Venues Parks and Arts.

Sharon L. McBride, Chairperson
Karen L. White, Vice-Chairperson
Frances Schmuhl, *Citizen Member*

Ophelia Gooden-Rogers, Member
Sherry Bolden-Simpson, Member
Aaron Nichols, *Citizen Member*

PERSONNEL AND FINANCE COMMITTEE

Oversees the activities performed by the Department of Administration and Finance, and reviews all proposed salaries, budgets, appropriations, and other fiscal matters, as well as personnel policies, health benefits and related matters.

Sheila Niezgodski, Chairperson
Karen L. White, Vice-Chairperson
Caz Margenau, *Citizen Member*

Ophelia Gooden-Rodgers, Member
Rachel Tomas Morgan, Member

PUBLIC WORKS AND PROPERTY VACATION COMMITTEE

Oversees the various activities performed by the Building Department, the Department of Public Works and related public works and property vacation issues.

Ophelia Gooden-Rodgers, Chairperson
Sheila Niezgodski, Vice-Chairperson
Abel Gonzalez, *Citizen Member*

Dr. Heidi Beidinger, Member
Dr. Oliver Davis, Member

RESIDENTIAL NEIGHBORHOODS COMMITTEE

Oversees the various activities and issues related to neighborhood development and enhancement.

Karen L. White, Chairperson
Sheila Niezgodski, Vice-Chairperson
Sherry Bolden-Simpson, Member
Jessie Whitaker, *Citizen Member*

Ophelia Gooden-Rodgers, Member
Sharon McBride, Member
Angela Smith, *Citizen Member*

UTILITIES COMMITTEE

Oversees the activities of all enterprise entities including but not limited to the Bureau of Waterworks, Bureau of Sewers, and all related matters.

Sherry Bolden-Simpson, Chairperson
Rachel Tomas Morgan, Vice-Chairperson
Dr. Oliver Davis, Member
Joseph Mayer, *Citizen Member*

Sheila Niezgodski, Member
Ophelia Gooden-Rodgers, Member
Sharon McBride, Member
Doris McEwen, *Citizen Member*

ZONING AND ANNEXATION COMMITTEE

Oversees the activities related to the Board of Zoning Appeals, recommendations from the Area Plan Commission and the Historic Preservation Commission, as well as all related matters addressing annexation and zoning.

Dr. Oliver Davis, Chairperson
Rachel Tomas Morgan, Vice-Chairperson
Kesha Farlow, *Citizen Member*

Dr. Heidi Beidinger, Member
Karen L. White, Member
Stacey Odom, *Citizen Member*

SUB-COMMITTEE ON MINUTES

Reviews the minutes prepared by the Office of the City Clerk of the regular, special, and informal meetings of the Common Council and makes a recommendation on their approval/modification to the Council.

Rachel Tomas Morgan, Member

Sherry Bolden-Simpson, Member



2026 COMMON COUNCIL STANDING COMMITTEES (Rev.06-02-2026)

CANNETH LEE, 1st District Council Member

President

Council Rules Committee, Member

OPHELIA GOODEN-RODGERS, 2nd District Council Member

Committee of the Whole, Chairperson

Community Relations Committee, Chairperson

Public Works & Property Vacation Committee, Chairperson

Community Investment Committee, Vice-Chairperson

PARC Committee, Member

Residential Neighborhoods Committee, Member

Council Rules Committee, Member

Personnel & Finance Committee, Member

Utilities Committee, Member

SHARON L. MCBRIDE, 3rd District Council Member

PARC Committee, Chairperson

Health & Public Safety Committee, Vice-Chairperson

Residential Neighborhoods Committee, Member

Information & Technology Committee, Member

Utilities Committee, Member

HEIDI BEIDINGER, 4th District Council Member

Community Relations Committee, Member

Information & Technology Committee, Member

Zoning & Annexation Committee, Member

Health & Public Safety Committee, Member

Public Works & Property Vacation Committee, Member

SHERRY BOLDEN-SIMPSON, 5th District Council Member

Utilities Committee, Chairperson

Information & Technology Committee, Vice-Chairperson

PARC Committee, Member

Sub-Committee on Minutes, Member

Community Relations Committee, Member

Community Investment Committee, Member

Residential Neighborhoods Committee, Member

SHEILA NIEZGODSKI, 6th District Council Member

Vice-President

Personnel & Finance Committee, Chairperson

Community Investment Committee, Member

Health & Public Safety Committee, Member

Utilities Committee, Member

Community Relations Committee, Member

Council Rules Committee, Member

Public Works & Property Vacation, Vice-Chairperson

Residential Neighborhoods Committee, Vice-Chairperson

DR. OLIVER DAVIS, AT LARGE Council Member

Zoning & Annexation Committee, Chairperson

Information & Technology Committee, Member

Public Works & Property Vacation Committee, Member

Health & Public Safety Committee, Member

Utilities Committee, Member

RACHEL TOMAS MORGAN, AT LARGE Council Member

Health & Public Safety Committee, Chairperson

Information & Technology Committee, Chairperson

Zoning & Annexation Committee, Vice-Chairperson

Personnel & Finance Committee, Member

Utilities, Vice-Chairperson

Sub-Committee on Minutes, Member

KAREN L. WHITE, AT LARGE Council Member

Residential Neighborhoods Committee, Chairperson

Community Investment Committee, Chairperson

Personnel & Finance Committee, Vice-Chairperson

Community Relations Committee, Vice-Chairperson

PARC Committee, Vice-Chairperson

Zoning & Annexation Committee, Member

City of South Bend

BOARD OF ZONING APPEALS

July 15, 2026

Honorable Dr. Oliver Davis
3rd Floor, City Hall
South Bend, IN 46601

Filed in Clerk's Office

Jul 16, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: Special Exception 1737 O'Brien Street (2 lots)

Dear Committee Chair Dr. Davis:

Enclosed is an Ordinance for the proposed Special Exception at the above-mentioned location. Please include the attached Ordinance on the Council agenda for **first reading** at your **July 27, 2026**, Council meeting and set it for public hearing at your **August 10, 2026**, Council meeting. The petition is tentatively scheduled for public hearing at the August 3, 2026, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:
A Special Exception to allow for the use of a two-unit dwelling.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

If you have any questions, please feel free to contact our office.

Sincerely,



Brian Killen
Zoning Administrator

CC: Bob Palmer

Jul 16, 2026

BILL NO. 47-26
ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

**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 1737 OBRIEN STREET
COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow a two-unit dwelling

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

1737 O'Brien St (parcels 018-2122-4486 and 018-2122-4489)

In order to permit a two-unit dwelling.

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock __.m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____m.

James Mueller, Mayor
City of South Bend, Indiana

Wednesday, July 15, 2026

Zoning Application

City of South Bend

What are you filing for?

Special Exception(s)

Who will need to approve?

Board of Zoning Appeals

Property Owner and Property Information

Property owner name:

Apex Terrain Holdings LLC

Phone number:

(574) 409-9404

Email:

southoldportage@gmail.com

Project address:

1737 O Brien Street
South Bend

Would you like to add additional property owners?

No

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

Tax key number (more information about tax key numbers can be found below):

71-03-34-407-019.000-026 & 71-03-34-407-020.000-026

The tax key(s)/parcel ID(s) can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the tax key/parcel ID is categorized as "PARCELID."

Will someone other than the property owner be the main point of contact and representative for this petition?

No

Mailing address:

1737 O Brien Street
South Bend, Indiana, 46628

Variance

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. Please address how the project meets the following criteria:

Special Exception

For what use are you requesting a Special Exception?

Two "2-unit dwellings" (duplexes) in the Urban Neighborhood 1 (U1) zoning district.

Project Summary:

The applicant is requesting a Special Exception to construct two "2-unit dwellings" (stacked duplexes) on two adjacent standard-sized lots at 1737 O'Brien Street. The proposed development will consist of one duplex on Lot 1 and one duplex on Lot 2, providing a total of four residential units. Both buildings will utilize South Bend's pre-approved standard building designs to ensure architectural compatibility and high-quality construction that fits naturally within the neighborhood. Each duplex will feature a dedicated two-car parking pad located at the rear of the property with direct access from the alley, keeping the front streetscape clean, green, and highly walkable.

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because:

The proposed development is purely residential in nature and replaces vacant land with high-quality housing. By utilizing the City of South Bend's pre-approved building designs, the structures are guaranteed to meet all modern building, safety, and energy codes. Additionally, providing dedicated off-street parking pads at the rear off the alley prevents street parking congestion on O'Brien Street, ensuring pedestrian safety and public convenience.

The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because:

The construction of two attractive, newly built residential duplexes will turn currently vacant parcels into a well-maintained, cohesive neighborhood asset, which historically stabilizes and improves surrounding property values. The layout respects all standard side-yard and front setbacks, ensuring that adjacent properties retain their privacy, access to natural light, and quiet enjoyment.

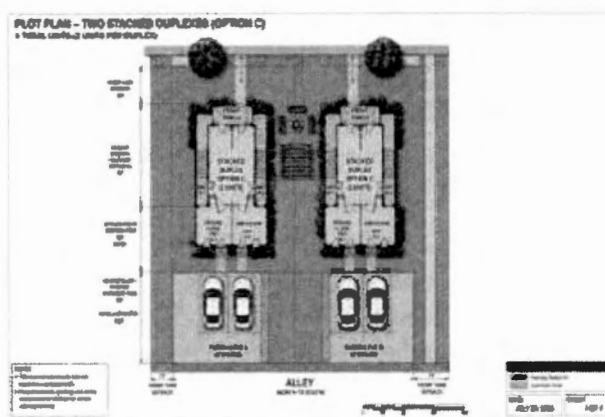
The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because:

The property is situated within the Urban Neighborhood 1 (U1) zoning district, which is explicitly designed to accommodate diverse, low-to-moderate density residential options. Two-unit dwellings (duplexes) are standard residential structures that fit seamlessly into the existing fabric of South Bend's neighborhoods. The building scale, height, and footprints are architecturally compatible with the surrounding homes.

The proposed use is compatible with the recommendations of the Comprehensive Plan, because:

The City of South Bend's Comprehensive Plan strongly advocates for sustainable urban infill, the utilization of vacant lots, and the expansion of diverse, accessible housing options. This project directly advances those goals by adding four high-quality residential units on existing infill lots. Furthermore, using the city's

Upload a site plan to scale indicating scale used (for example 1in. on printer paper = 20ft. in real life or 1 square on graph paper = 5ft. in real life). Include property lines and all structures.



Terms and Conditions

Accepted

Terms and Conditions

Accepted

By typing my name in the boxes below, I agree that I'm electronically signing this form. I affirm that the information that I've provided is accurate and true to the best of my knowledge. I understand that my electronic signature is legally binding and equivalent to my handwritten signature.

Name:

Victor Castro

Date

Wednesday, July 15, 2026

4 TOTAL UNITS (2 UNITS PER DUPLEX)



- NOTES:**
- This is a conceptual plat plan for illustrative purposes only.
 - Final dimensions, grading, and utility locations to be verified by survey and engineering.

SHEET:
1 OF 1



City of South Bend
BOARD OF ZONING APPEALS

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627

August 4, 2026

Filed in Clerk's Office

Common Council of South Bend
Third Floor, City Hall
South Bend, IN 46601

Aug 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

Re: Bill 47-26: The petition of Apex Terrain Holdings LLC seeking a Special Exception for a Dwelling, 2 Units [21-03.03(c)] in the U1 Urban Neighborhood 1 for property located at 1737 O'BRIEN ST (2 parcels)

Dear Council Members:

I hereby Certify that the above referenced petition of Apex Terrain Holdings LLC was legally advertised on July 24, 2026 and that the South Bend Board of Zoning Appeals at its public hearing on August 3, 2026 took the following action:

Upon a motion by Caitlin Stevens, being seconded by Kaine Kanczuzewski and unanimously carried, a petition by Apex Terrain Holdings LLC seeking a Special Exception for a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)] for property located at 1737 O'BRIEN ST, City of South Bend, is sent to the Common Council with a **favorable** recommendation, and will issue written Findings of Fact.

The staff comments related to this petition are attached. The Findings of Fact will be adopted at the next South Bend Board of Zoning Appeals meeting. Minutes of the public hearing are available in our office and will be posted on our website once approved.

If you have any questions, please feel free to contact our office.

Sincerely,



Brian Killen
Zoning Administrator

Attachment

CC: Bob Palmer

Property Information

Location: 1737 O'BRIEN ST
Owner: Apex Terrain Holdings LLC

Project Summary

The petitioner seeks to build two new two unit dwellings using the stacked duplex pre-approved plan.

Filed in Clerk's Office

Requested Action

Special Exception: a Dwelling, 2 Units in U1 Urban Neighborhood 1 [21-03.03(c)]

Aug 4, 2026

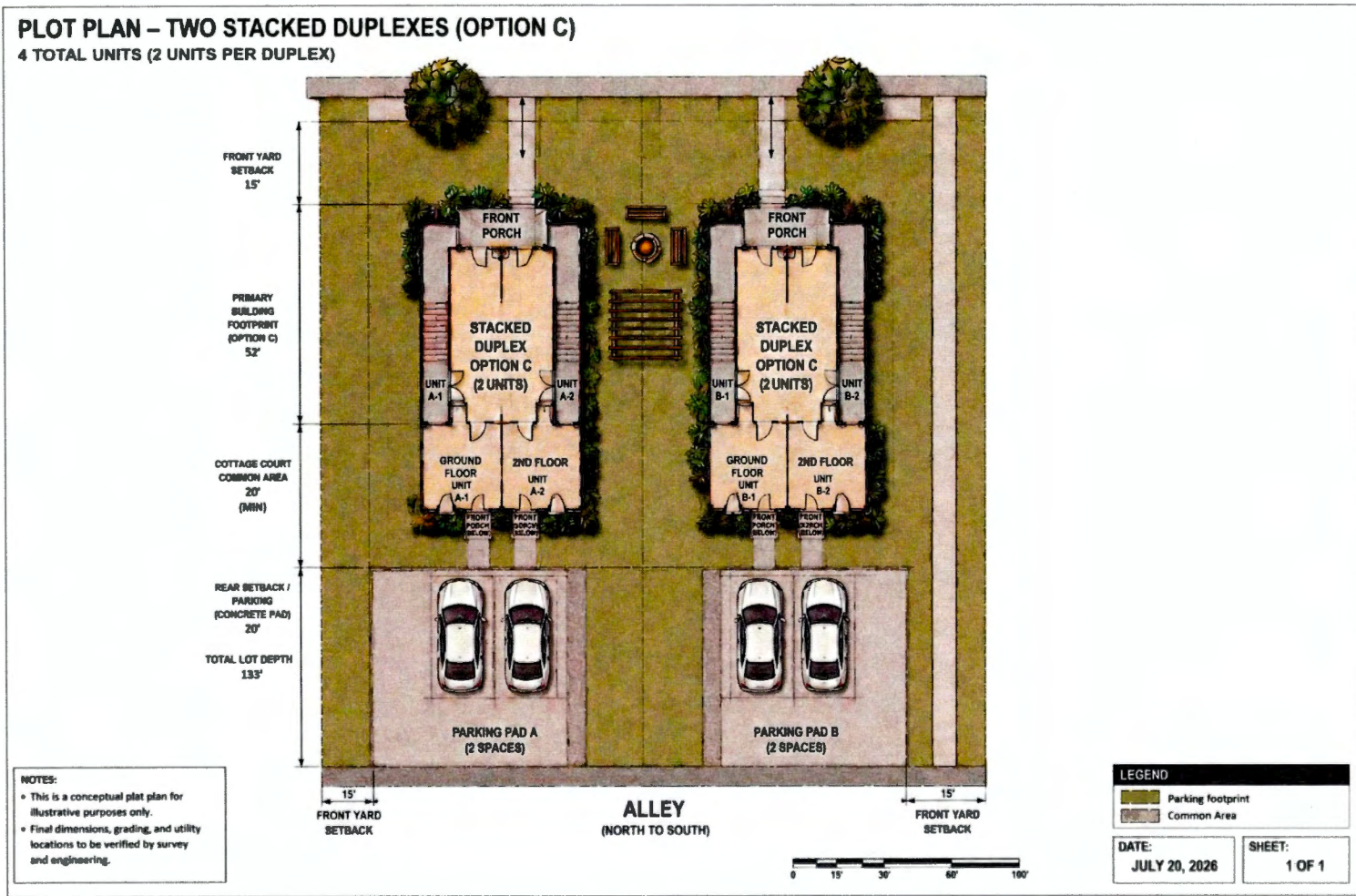
Bianca Tirado
City Clerk, South Bend, IN

Site Location

Staff Recommendation

Based on the information provided prior to the public hearing, the staff recommends the Board send the petition to the Common Council with a favorable recommendation.

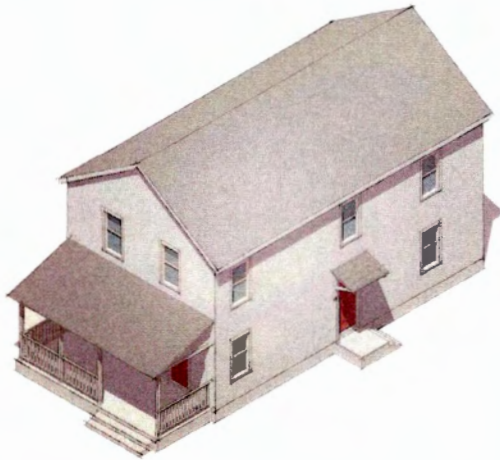
Proposed Site Plan



South Bend Neighborhood Infill | Stacked Duplex

The Stacked Duplex

The Stacked Duplex provides two identical 2-bedroom units that support a slight increase of density and the development on the city's most narrow infill lots with affordable housing options. The massing and elevation options fit within the scale and vernacular character of South Bend's oldest urban neighborhoods. An optional basement could provide storage or expansion of the ground floor unit.



ZONING DISTRICTS ALLOWED

S1
S2
U1
U2
U3
UF
NC
DT



Option A



Option B



Option C



Ground Floor



Second Floor

Building Type Overview

Building Dimensions

Building Height	2 story
Building Width	22'
Building Depth (incl. porch)	48'

Program

Unit Configuration	2 bed / 1 bath
Unit Size (finished gross)	1,760 sq. ft.
Basement (unfinished)	880 sq. ft.
Porch (unconditioned)	176 sq. ft.
1st Floor	880 sq. ft.
2nd Floor	880 sq. ft.

Lot Standards

Lot Width (min.)	32'
Lot Width (max.)	70'

Criteria for Decision Making: Special Exception

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing, that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;

Approval of this Special Exception should not be injurious to the public health, safety, morals, and general welfare of the community. The new two unit dwellings will provide more housing units in the neighborhood and fill in two vacant lots, helping to increase the general welfare of the community.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein;

Building these two unit dwellings should not injure or adversely affect the uses or values of adjacent properties and the area around the building. As proposed, they are generally consistent with the character and land use of the surrounding neighborhood.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;

These two-unit dwellings will be consistent with the existing housing stock in the neighborhood, which is made up of predominantly low-density residential buildings, while matching the character of surrounding structures.

(4) The proposed use is compatible with the recommendations of the Comprehensive Plan.

The petition is consistent with Objective H1.1 from the city's comprehensive plan, which is to encourage residential developments that contain a mix of housing types, densities, price ranges, and amenities.

Analysis & Recommendation

Analysis: The construction of new duplexes will provide additional housing units for the neighborhood while filling in lots that are currently vacant.

Staff Recommendation: Based on the information provided prior to the public hearing, the staff recommends the Board send the petition to the Common Council with a favorable recommendation.



City of South Bend **PLAN COMMISSION**

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

July 31, 2026

Honorable Committee Chair Davis
Third Floor, County-City Building
South Bend, IN 46601

Filed in Clerk's Office

Aug 3, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: 626 ALLEN ST and 630 ALLEN ST – PC#0319-26

Dear Committee Chair Davis:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your August 10, 2026, Council meeting, and set it for public hearing at your August 24, 2026, Council meeting. The petition is tentatively scheduled for public hearing at the August 17, 2026, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

The petitioner intends to build a 6-unit apartment building.

If you have any questions, please feel free to contact our office.

Sincerely,

Brian Killen
Zoning Administrator

CC: Bob Palmer

Aug 3, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 50-26

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT
626 ALLEN ST and 630 ALLEN ST COUNCILMANIC DISTRICT NO. 1 IN THE CITY
OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Petitioner desires to rezone the property from Urban Neighborhood 2 (U2) District to Urban Neighborhood 3 (U3) District.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

Parcel 018-1077-3246 -- S 33 Ft Lot 3 A H Cushings; and

Parcel 018-1077-3247 -- 17 Ft N Side Lot 3 16 Ft S Side Lot 4 A H Cushings;

be and the same is hereby established as Urban Neighborhood 3 (U3)

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

SECTION III. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Aug 3, 2026

Bianca Tirado
City Clerk, South Bend, IN

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 018-1077-3246, 018-1077-3247

Address: 626 and 630 Allen St

Owner: Cross Community Inc

Legal Description:

S 33 Ft Lot 3 A H Cushings, 17 Ft N Side Lot 3 16 Ft S Side Lot 4 A H Cushings

Project Summary

I intend to build a six-unit apartment building across these two lots.

Requested Action

Application includes (check all that apply)

☒ Rezoning (also see * below Special Exception)

Current District: U2 Urban Neighborhood 2

U2 Urban Neighborhood 2

Proposed District: U3 Urban Neighborhood 3

U3 Urban Neighborhood 3

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

☐ Subdivision – complete and attach subdivision application

☐ Special Exception – complete and attach Criteria for Decision Making. Also see * below

Use requested:

* Properties that are granted a **Rezoning, Special Exception, or Use Variance** must come into full compliance with current zoning rules. This may mean that you will have to add required landscaping, make modifications to buildings, or make other changes to your property. Zoning staff can help you figure out what would have to change for your specific property. Initial here to indicate that you understand this requirement:

☐ Variance(s) - List variances below, complete and attach Criteria for Decision Making

Required Documents

- ☒ Completed Application (including Contact Information)
- ☒ Site Plan drawn to scale
- ☒ Filing Fee
- ☒ Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Cross Community Inc

Address: 707 Sherman Ave
South Bend, IN 46616

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Tina M Patton

Address: 707 Sherman Ave
South Bend, IN 46616

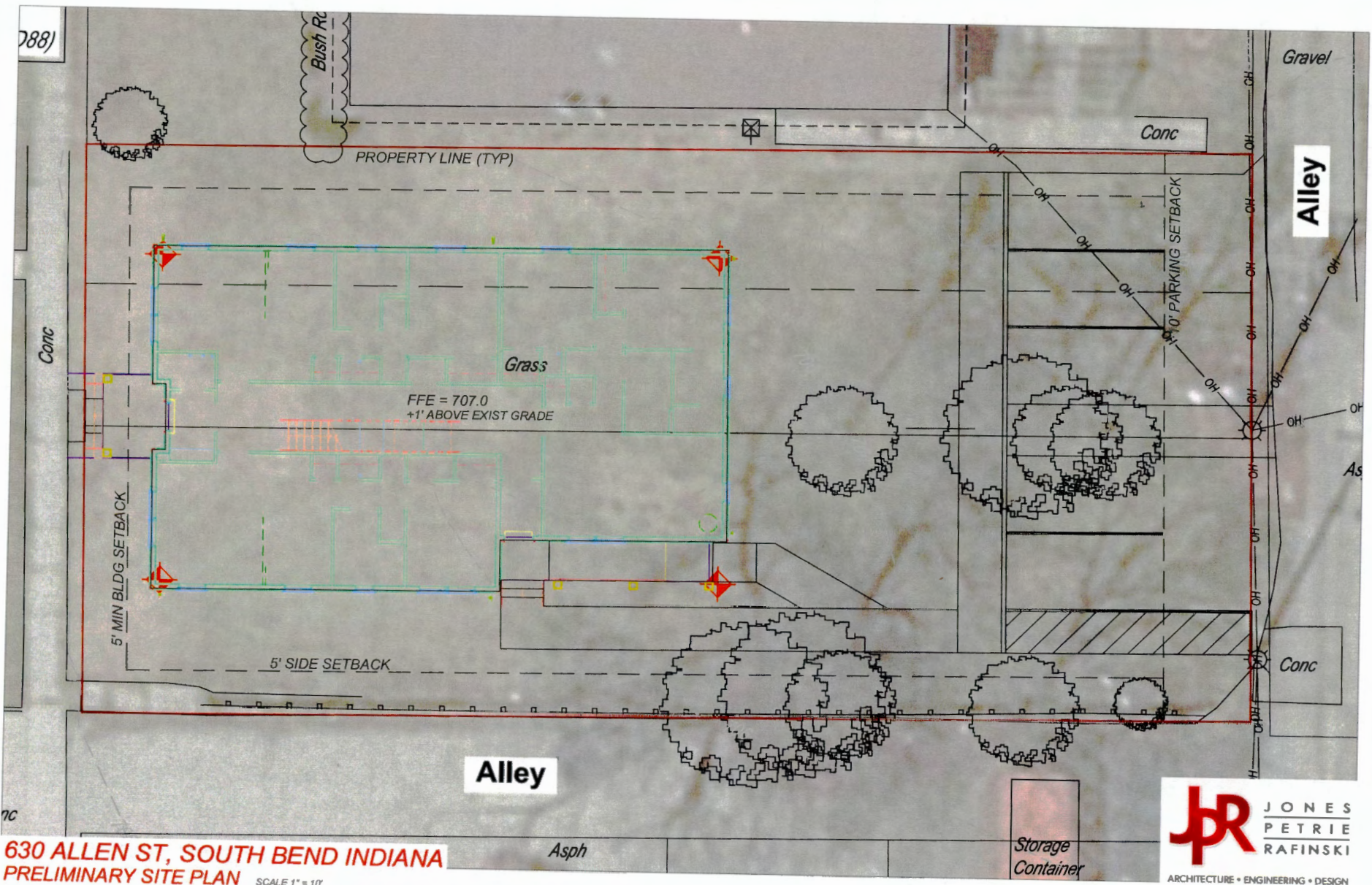
Phone Number: 574-876-2106

E-mail: tmapton2@comcast.net

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



630 ALLEN ST, SOUTH BEND INDIANA
PRELIMINARY SITE PLAN

SCALE 1" = 10'

JPR JONES
PETRIE
RAFINSKI
ARCHITECTURE • ENGINEERING • DESIGN
www.jpri-source.com

South Bend Neighborhood Infill | Six-plex Apartment

The Six-plex Apartment

The Small Apartment offers a multi-family infill building housing 6 units. It maintains a 2-story massing, simple facade compositions, and a narrow width that can fit into most urban neighborhoods, particularly well suited for corner lots. This modest building provides a increase in critical density that can support more walkable environments and affordable housing options

Building Type Overview

Building Dimensions

Building Height	2 story
Building Width	40'
Building Depth (incl. stoop)	72'

Program

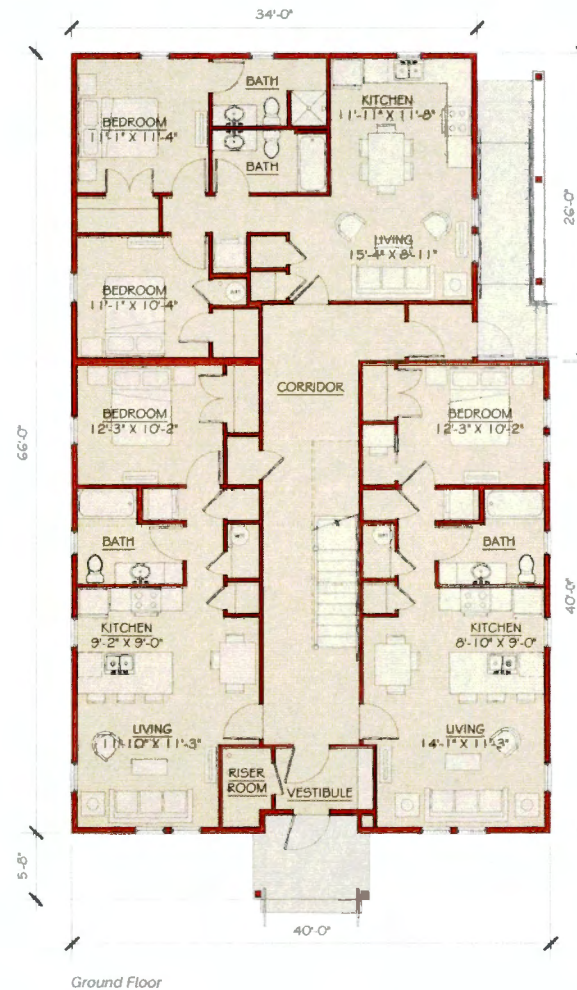
Unit Configuration	(4) 1 bed / 1 bath (2) 2 bed / 2 bath
Building Size (finished gross)	4,840 sq. ft
Basement (unfinished)	None
1st Floor	2,450 sq. ft
2nd Floor	2,390 sq. ft

Lot Standards

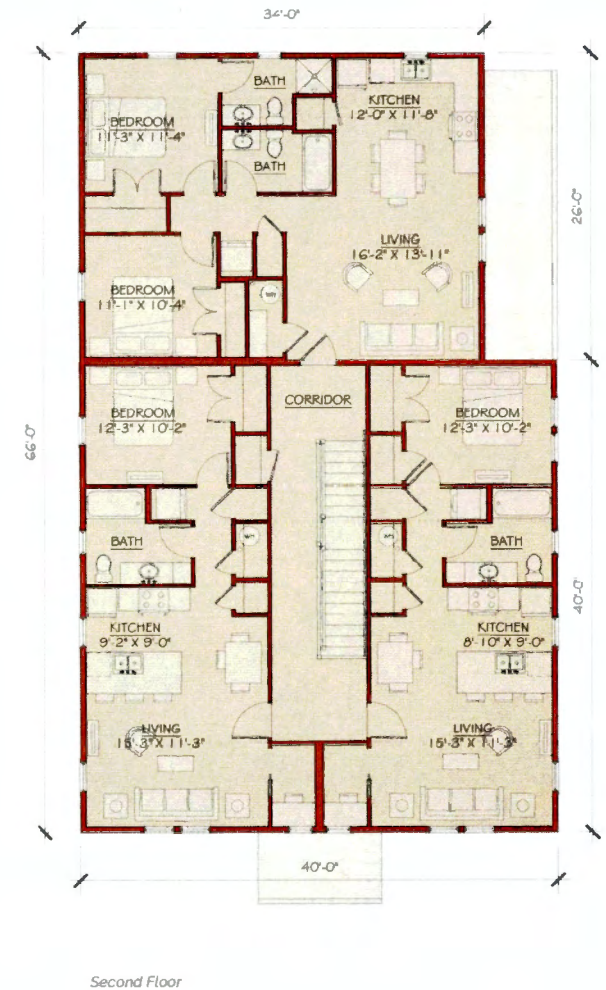
Lot Width (min.)	50'
Lot Width (max.)	80'

ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT



Ground Floor



Second Floor

South Bend Neighborhood Infill | Six-plex Apartment



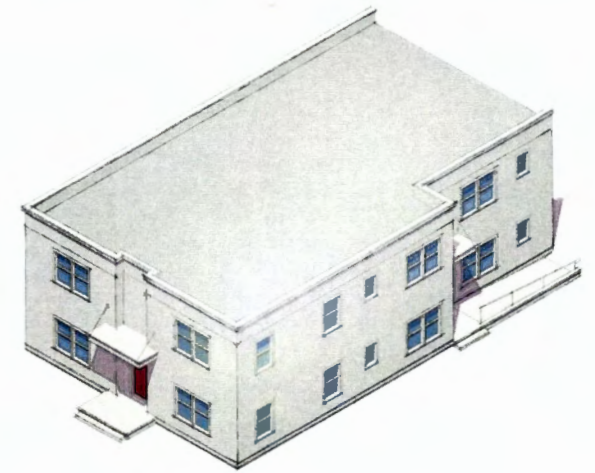
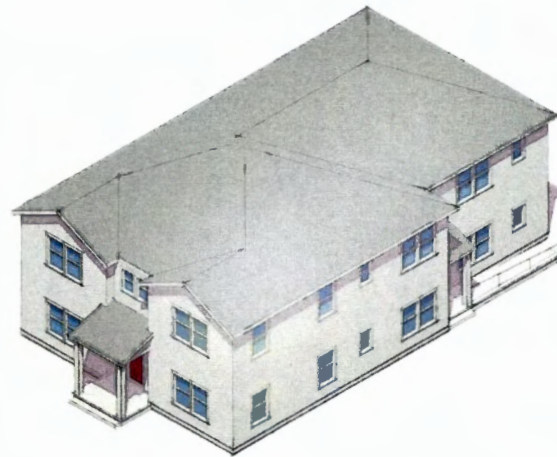
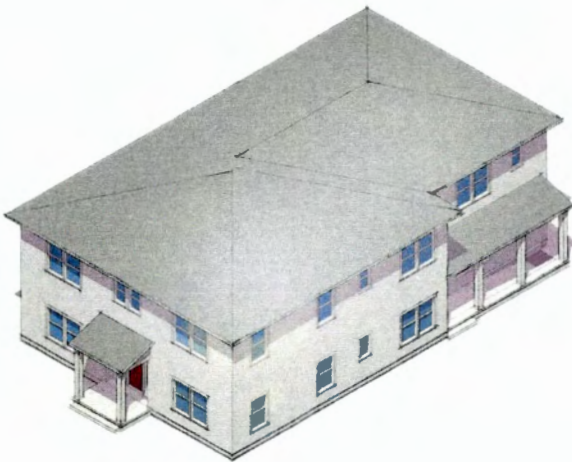
Option A



Option B



Option C





City of South Bend PLAN COMMISSION

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

Filed in Clerk's Office

Tuesday, August 18, 2026

Aug 18, 2026

South Bend Common Council
Third Floor, City Hall
South Bend, IN 46601

Bianca Tirado
City Clerk, South Bend, IN

Re: Bill#50-26 - A proposed ordinance of CROSS COMMUNITY INC to zone from U2 Urban Neighborhood 2 to U3 Urban Neighborhood 3, property located at 626 ALLEN ST and 630 ALLEN ST, City of South Bend - PC# 0319-26

Dear Council Members:

I hereby Certify that the above referenced ordinance of CROSS COMMUNITY INC was legally advertised on August 7, 2026 and that the South Bend Plan Commission at its public hearing on August 17, 2026 took the following action:

Upon a motion by Dr. Oliver Davis, being seconded by Scott Ford and unanimously carried, a proposed ordinance of CROSS COMMUNITY INC to zone from U2 Urban Neighborhood 2 to U3 Urban Neighborhood 3, property located at 626 ALLEN ST and 630 ALLEN ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

The staff report is attached. The deliberations of the Plan Commission and points considered in arriving at the above decision are shown in the minutes of the public hearing. Minutes of the public hearing are available in our office and will be posted on our website once approved.

Sincerely,

Brian Killen
Zoning Administrator

Attachment
CC: Bob Palmer

Tim Corcoran
Planning Director

Brian Killen
Zoning Administrator

Francisco Fotia
Commission President

Property Information

Location: 626 ALLEN ST and 630 ALLEN ST
Owner: CROSS COMMUNITY INC

Filed in Clerk's Office

Aug 18, 2026

Requested Action

Rezone from U2 Urban Neighborhood 2 to U3 Urban Neighborhood 3

Bianca Tirado
City Clerk, South Bend, IN

Project Summary

The petitioner intends to build a six-unit apartment building.

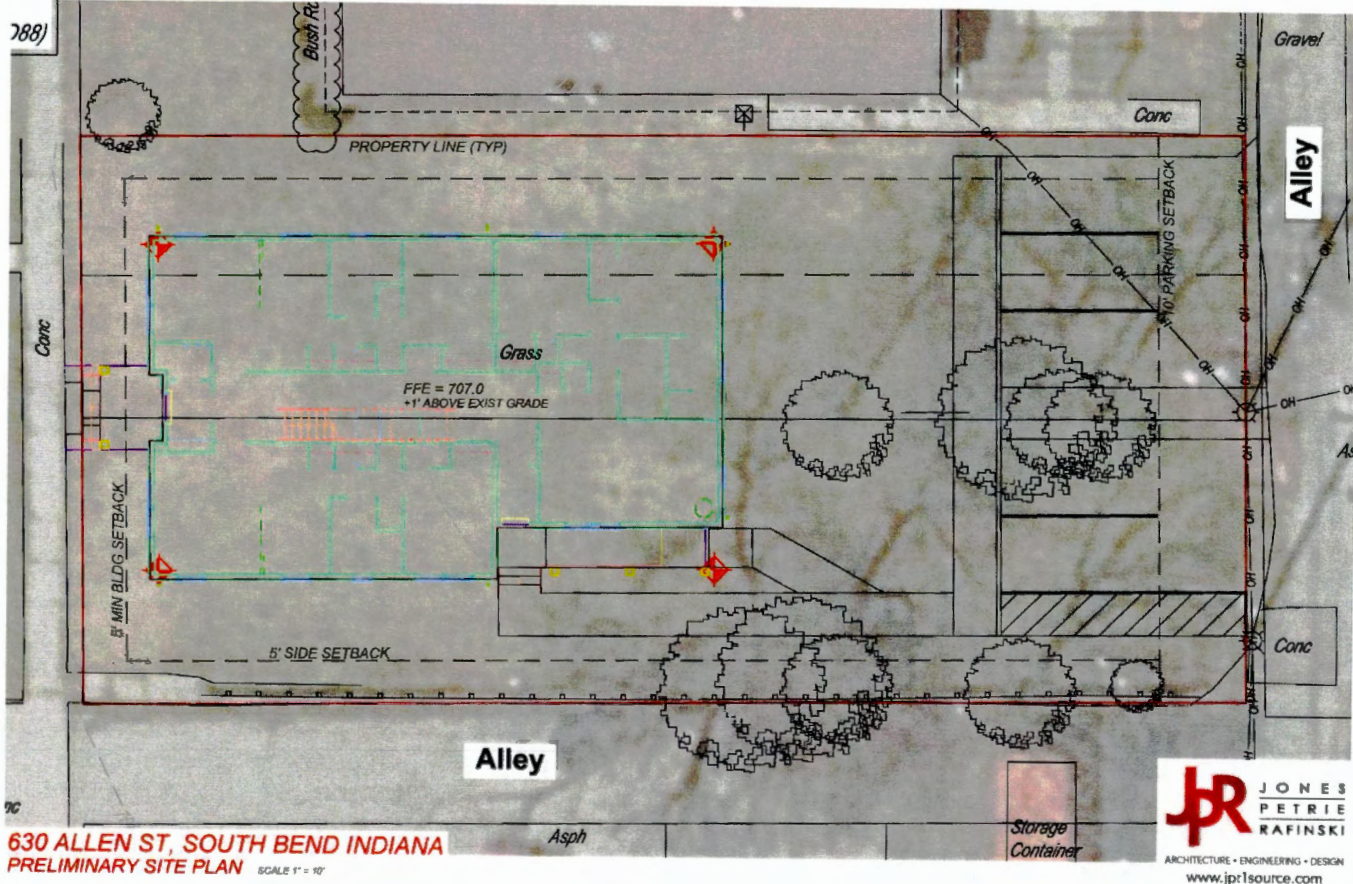
Location Map



Recommendation

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: Vacant land zoned U2 Urban Neighborhood 2
 North: A one unit dwelling zoned U2 Urban Neighborhood 2
 East: A one unit dwelling and vacant land zoned U2 Urban Neighborhood 2
 South: A religious institution and vacant commercial building zoned NC Neighborhood Center
 West: A vacant commercial building zoned NC Neighborhood Center

District Intent:

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

Site Plan Description:

The petitioner wishes to rezoned these properties to U3 to allow for a six-unit apartment building.

Zoning and Land Use History and Trends:

Although both of these parcels are currently vacant, there used to be houses on each one, built sometime between 1899 and 1917. They were demolished between 2011 and 2022.

Traffic and Transportation Considerations:

These properties are located on Allen Street, a 30' wide two-way street that runs north and south with one lane of traffic going in each direction, between Lincoln Way West and Lindsey Street. There is a public alley at the rear of each property, and an additional alley along the southern property boundary for 626 Allen Street.

Agency Comments

Agency Comments:

No comments at this time.

Engineering Comments:

No issues with the rezoning. It appears the neighboring church is using the east-west alley as part of their parking lot, and have a shipping container and guardrail in it. There will need to be discussions with the church to clear the alley so that it can function as an alley again. Sidewalk along the property frontage will need to be replaced. Access from the alley will need to have defined approaches. Pavement cannot be flush with the alley all the way across. Each unit will need a separate shutoff for water.

Staff Comments:

No comments at this time.

Criteria for Decision Making

Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

1. Comprehensive Plan:

Policy Plan:

In the city's comprehensive plan, Objective H 1 calls upon the city to "ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future."

Land Use Plan:

This property falls within the Near Northwest neighborhood. In the 2019 neighborhood plan, the future zoning map shows these parcels as remaining U2.

Plan Implementation/Other Plans:

At a high level, Strategies 2 and 3 in the Near Northwest neighborhood plan call for housing development and vacant lot activation, two things which this project would achieve. More specifically, the plan recommends more intense housing in areas near Lincoln Way West, aligning with the petitioner's plan for these two parcels.

2. Current Conditions and Character:

These properties are surrounded by one and two-story structures and vacant lots on all sides. Some of the structures are residential in character, while others are more commercial and institutional.

3. Most Desirable Use:

The most desirable use for these properties would be multi-family residential development.

4. Conservation of Property Values:

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. This project will raise the values of the properties being rezoned, as a developed property will have a higher value than a vacant one. U3 also allows for denser development than U2, meaning that the rezoning could allow for higher property values to be generated on site.

5. Responsible Development and Growth:

Rezoning these properties to U3 aligns with the principles of responsible development and growth, as it will allow for denser infill development in an established neighborhood on a street with existing city utilities.

Analysis & Recommendation

Commitments: No commitments at this time.

Analysis: Although the Near Northwest neighborhood plan calls for these parcels to remain U2 in the future zoning map, a rezoning to U3 also makes sense. They are located just off a major corridor in Lincoln Way West, where the plan calls for more intense housing development. U3 would also provide an appropriate scaling down of potential development intensity from the NC parcels to the south and west, and the U2 parcels to the north and east. Additionally, the building being proposed will match the scale and character of surrounding structures and the larger neighborhood.

Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

51-26



CITY OF SOUTH BEND

DEPARTMENT OF COMMUNITY INVESTMENT

August 4, 2026

President Canneth Lee
South Bend Common Council
3rd Floor – South Bend City Hall
South Bend, IN 46601

Filed in Clerk's Office

Aug 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

Dear President Lee:

Enclosed for consideration by the Council is an Ordinance regarding parking in designated spaces for plug-in vehicles, fee for use of city-owned electric vehicles stations, and privately-owned electric vehicle charging stations in the right-of-way. Please include the attached Ordinance on the Council agenda for first reading at your August 10, 2026, Council meeting, and set it for public hearing at your August 24, 2026, Council meeting.

If you have any questions, please feel free to contact our office.

Sincerely,

Alex Bazán

Director of Sustainability

Aug 4, 2026

BILL NO. 51-26

Bianca Tirado
City Clerk, South Bend, IN

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, AMENDING CHAPTER 20 OF THE SOUTH BEND MUNICIPAL CODE TO
ESTABLISH ARTICLE 14 CONTAINING REGULATIONS REGARDING ELECTRIC
VEHICLE CHARGING**

STATEMENT OF PURPOSE AND INTENT

The City of South Bend ("City") owns and operates electric vehicle charging stations for public use and has adopted a Community Electric Vehicle Charging Infrastructure Plan to guide the equitable, reliable, and orderly expansion of charging infrastructure within the City; and

The City seeks to support access to electric vehicle charging while ensuring that City-owned charging stations and designated electric vehicle parking spaces remain available for their intended purpose; and

City-owned charging stations currently provide a limited period of charging at no cost, but the existing time limit has not consistently produced sufficient turnover or prevented vehicles that are not actively charging from occupying designated charging spaces; and

Requiring vehicles occupying designated electric vehicle charging spaces to be actively charging will promote turnover, improve the availability and efficient use of public charging infrastructure, and support compliance with posted parking restrictions; and

Vehicles improperly occupying designated electric vehicle charging spaces should be subject to removal under the City's existing abandoned vehicle and towing procedures; and

The operation of City-owned electric vehicle charging stations creates electricity, network, administrative, repair, replacement, and maintenance costs for the City; and

A charging rate applied after the first two (2) hours of active charging will permit reasonable public access while allowing the City to recover costs associated with the continued operation and maintenance of its charging infrastructure; and

Revenues collected from the use of City-owned electric vehicle charging stations should be deposited into the designated City fund to support the administration, operation, maintenance, repair, and replacement of electric vehicle charging infrastructure; and

The installation of privately owned charging equipment within the public right-of-way may create concerns regarding public ownership and control, utility coordination, maintenance responsibilities, accessibility, pedestrian and vehicular travel, streetscape planning, and the orderly use of public property; and

Privately owned electric vehicle charging stations should therefore generally be prohibited within the public right-of-way in Downtown and Commercial districts, where placement must remain consistent with coordinated City planning and the public use of streets, sidewalks, parking areas, and other public infrastructure; and

Limited installations within the right-of-way in residential and mixed-use districts may be appropriate when a property owner demonstrates hardship and obtains approval from the Board of Public Works; and

The City should retain authority to approve, by written agreement, a privately funded charging station in a Downtown or Commercial district when the proposed location is consistent with City plans and the parties have considered whether the completed station will be transferred to the City for public ownership and operation; and

These regulations are intended to promote the safe, reliable, equitable, and efficient use of electric vehicle charging infrastructure; preserve public access to designated charging spaces; recover reasonable operational and maintenance costs; clarify responsibility for equipment placed within the public right-of-way; and protect the public health, safety, and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA as follows:

SECTION I. A new Article 14, Sections 20-140 through 20-143, is hereby added to Chapter 20, approved and adopted to read in its entirety as follows:

ARTICLE 14: ELECTRIC VEHICLE CHARGING

Sec. 20-140. The following definitions shall apply throughout this Article:

- (a) ***ELECTRIC VEHICLE*** shall have the meaning set forth in Indiana Code 8-1-43-4, as amended.
- (b) ***ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)*** shall mean apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
- (c) ***ELECTRIC VEHICLE CHARGING STATION*** shall mean any facility or EVSE that is provided for public use specifically designated for use by electric vehicles to charge the battery or other energy storage device of an electric vehicle.
- (d) ***ELECTRIC VEHICLE (EV) PARKING SPACE*** shall mean any portion of a street, parking garage or parking lot that is marked by logo and/or signage that conforms to Indiana state law, designated specifically for the use of electric vehicle charging.

Sec. 20.141 PARKING IN SPACES DESIGNATED FOR PLUG-IN VEHICLES.

(a) Designated electric charging park spaces shall only be used for those vehicles which are actively charging.

(b) The following uses are not permitted in designated electric charging spaces:

(1) Parking vehicles which are not actively charging; or

(2) Unauthorized vehicles parking in an electric vehicle parking space for twenty-four (24) or more continuous hours.

(c) Vehicles are subject to removal under Chapter 20, Article 3 of the Municipal Code if improperly parked within a designated electric vehicle parking space.

§ 20.142 FEE FOR USE OF CITY-OWNED ELECTRIC VEHICLE CHARGING STATIONS.

(a) The first two hours of charging at a city-owned electric vehicle charging station will be permitted at no charge.

(b) Any person using a City-owned electric vehicle charging station beyond the first two (2) hours of active charging shall pay a rate based on electricity rates, operation, and maintenance costs as approved by the EV Charging Rate Schedule.

(c) Rates set forth under this Section shall be collected at the time of active charging at a City-owned charging station.

(d) Funds received by the City pursuant to this Article shall be deposited into Fund #211.

§ 20.143 PRIVATELY-OWNED ELECTRIC VEHICLE CHARGING STATIONS IN THE RIGHT-OF-WAY.

(a) Except as expressly authorized by the City pursuant to subsection (c), privately-owned electric vehicle charging stations are prohibited in the right-of-way in (DT) Downtown or (C) Commercial districts.

(b) Privately-owned electric vehicle charging stations may be permitted in the right-of-way in residential or mixed-use districts, including S1, S2, U1, U2, U3, UF, and NC, subject to demonstration of hardship and approval by the Board of Public Works.

(c) The City may authorize the installation of electric vehicle charging stations as set forth in subsection (a) above through a written agreement approved by the Board of Public Works. Such agreement may require a property owner to fund, in whole or in part, the design, installation, or construction of an electric vehicle charging station within the right-of-way and transfer of ownership and operation of said electric vehicle charging station to the City upon completion.

SECTION II. This Ordinance shall take effect after adoption by the Common Council and approval by the Mayor and any publication required by law.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

EV Charging Rate Schedule

Filed in Clerk's Office

Aug 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

Hourly Rate After 2 Hours of Free Charging	
Per Hour	\$3.00

54-26

South Bend City Hall
215 S. Dr. Martin Luther King Jr. Blvd.
Suite 500
South Bend, IN 46601

James Mueller, Mayor



Phone 311 inside City limits
Email 311@southbendin.gov
Website Southbendin.gov

Filed in Clerk's Office

Aug 4, 2026

Bianca Tirado
City Clerk, South Bend, IN

City of South Bend

Department of Community Investment

August 4, 2026

Council Member Canneth Lee
President
South Bend Common Council
South Bend City Hall, 3rd Floor
South Bend, Indiana 46601

RE: An Ordinance of the Common Council of the City of South Bend, Indiana, Authorizing the City to Enter into and Accept a Section 108 Loan in support of the Western Avenue Transformation District

Dear President Lee,

Please find attached bill for first reading, which has been filed for the Common Council's consideration.

The Western Ave Transformation District is a planned 156-mixed income housing development co-developed by The Michaels Organization and the Housing Authority of South Bend. The project was awarded low-income housing tax credits by the Indiana Housing and Community Development Authority. 110 of the units for the new project will be reserved for households earning at or below 60 percent of the area median income. On June 22, 2026 the Common Council approved a payment in lieu of taxes (PILOT) to support the development of affordable housing.

Significant infrastructure work is required in order for the project be constructed including new utilities, road improvements, and other infrastructure improvements. On September 3, 2025 the Department of Community Investment submitted an application through the United States Department of Housing and Urban Development ("HUD") Section 108 Loan Guarantee Program to fund the infrastructure improvements.



City of South Bend | *Community Investment*

The City has determined to make loan payments for the Section 108 Loan from future Community Development Block Grant ("CBDG") funds received by the City pursuant to Section 106 of the HUD Act. A portion of the City's annual HUD provided CBDG funds will be the primary source of repayment of the loan.

In the unlikely event that the City's CBDG funds are insufficient to make loan payments, the attached bill authorizes the use of River West TIF Revenues generated within the River West Development Area Allocation Area to make loan payments. The South Bend Redevelopment Commission will vote on a resolution at its Thursday, August 13, 2026 meeting to pledge the TIF revenues in payment of the Section 108 loan. The property – where the former Rabbi Shulman Housing Apartment building once stood – is in the River West Development Area and the River West Development Allocation Area.

The Council's adoption of the attached bill are actions necessary to ensure the success of the Western Ave Transformation District development and address the need of affordable housing in South Bend. The Department of Community Investment thanks the Council for past support of the Western Ave Transformation District and kindly requests support of the attached bill.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Molnar', written over the printed name and title.

Joseph Molnar

Deputy Director of Community Investment

Aug 4, 2026

BILL NO. 54-26

Bianca Tirado
City Clerk, South Bend, IN

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AUTHORIZING THE CITY TO ENTER INTO AND ACCEPT A SECTION 108 LOAN FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PLEDGING CERTAIN REVENUES FOR THE REPAYMENT OF SAID LOAN, AND APPROVING OTHER MATTERS IN CONNECTION THEREWITH

STATEMENT OF PURPOSE AND INTENT

The City of South Bend, Indiana (the "City"), is a municipal corporation and political subdivision of the State of Indiana and by virtue of I.C. 36-4-6 (the "Act"), is authorized and empowered to adopt this ordinance (the "Ordinance") and to carry out its provisions.

On September 3, 2025, the Department of Community Investment of the City submitted the City's application (the "Application") to borrow \$10,000,000 through the United States Department of Housing and Urban Development ("HUD") Section 108 Loan Guarantee Program (the "Section 108 Loan") to fund a portion of the Western Avenue Transformation District Project, as further described in the Application (the "Project").

In accordance with the Housing and Community Development Act of 1974, 42 U.S.C. 5301 et seq., as amended (the "HUD Act") and HUD policy, the City must provide security for the repayment of the notes issued to evidence the Section 108 Loan.

The City has determined to make loan payments for the Section 108 Loan from future Community Development Block Grant funds received by the City pursuant to Section 106 of the HUD Act (the "CDBG Funds"), and, to the extent CDBG Funds are insufficient for such purpose, tax increment revenues generated within the River West Development Area Allocation Area in the City (the "TIF Revenues").

The South Bend Redevelopment Commission (the "Redevelopment Commission") adopted a resolution at its meeting on Thursday, August 13, 2026, pledging the TIF Revenues to the payment of the Section 108 Loan.

The term of the City's Section 108 Loan is up to twenty (20) years with repayments by the City currently estimated to range from a low of approximately \$427,000 in 2026 to a high of \$580,000 in 2045. The Project will be located in or physically connected to, and will directly serve

and benefit, the River West Development Area and the River West Development Area Allocation Area.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:

SECTION I. The Common Council hereby determines to issue obligations of the City to evidence the Section 108 Loan pursuant to Section 19 of the Act for the purposes set forth in the Application. The City shall use the proceeds of the Section 108 Loan solely for the purposes described in the Application.

SECTION II. The Common Council hereby authorizes the issuance of an obligation of the City for purposes of evidencing the Section 108 Loan in an aggregate principal amount not to exceed \$10,000,000 (the "Obligation"). The Obligation shall be designated as the "City of South Bend, Indiana, Section 108 Loan Guarantee Program Variable/Fixed Rate Note." The Obligation shall be issued in fully registered form in the denomination of \$1.00 or any integral multiples thereof not exceeding the aggregate principal amount of the Obligation to be issued. Principal of and interest on the Obligation shall be paid pursuant to the terms of the Application and as set forth in the schedule attached to the Obligation. The Obligation shall be sold by private, negotiated sale at a price at par to HUD or its nominee pursuant to the terms of the Application and the Obligation. The Obligation shall be dated as of the date of its issuance. The Obligation shall mature on a date not later than twenty (20) years from the date of original issuance thereof and shall bear interest at a rate or rates not to exceed such rates as may be determined by the terms of the Application and of the Obligation. The Obligation may be redeemed by the City in whole or in part, upon not less than fourteen (14) days' notice as provided in the Obligation at the purchase price of 100% of the outstanding principal amount to be redeemed, plus accrued interest thereon to the date of redemption and without premium.

SECTION III. The Clerk of the City is hereby appointed as Registrar (the "Registrar") for the Obligation and is hereby charged with the responsibility for authenticating the Obligation. The Registrar shall keep and maintain at his principal office books for the registration of the Obligation. The Obligation shall be transferable or exchangeable only upon the bond register by the registered owner thereof in person, or by his attorney duly authorized in writing, upon surrender of such Obligation together with a written statement of transfer or exchange satisfactory to the Registrar duly executed by the registered owner, or his attorney duly authorized in writing, and thereupon a new fully registered Obligation in the same aggregate principal amount and of the same maturity shall be executed and delivered in the name of the transferee or transferees to the registered owner, as the case may be, and in exchange therefor.

SECTION IV. The Obligation to be issued by the City to evidence the Section 108 Loan shall be secured by the pledge of the CDBG Funds received by the City and the TIF Revenues as set forth in the TIF Pledge, Assignment, and Security Agreement between the City and HUD (the "TIF Pledge Agreement"). On behalf of the City, the Common Council hereby pledges the CDBG Funds to the payment of the principal of and interest on the Obligation when due, and if the CDBG Funds are insufficient for such purpose, agrees to apply the TIF Revenues pledged by the Redevelopment Commission pursuant to the TIF Pledge Agreement to the payment of the principal of and interest on the Obligation when due.

In accordance with the Contract for Loan Guarantee Assistance Under Section 108 of the Housing and Community Development Act of 1974, as Amended, 42 U.S.C. §5308 between the City and HUD (the "HUD Contract") and applicable HUD requirements, the City shall establish and maintain such Deposit Accounts, Investment Accounts, and a Debt Service Reserve Account as may be required under the terms of the HUD Contract for the deposit and investment of Guaranteed Loan Funds and Loan Repayment Funds.

SECTION V. The Mayor and the Clerk of the City are hereby authorized and directed to execute, attest and deliver and the Clerk is hereby authorized to affix the seal on, when and if appropriate, the Obligation together with the HUD Contract, the TIF Pledge Agreement, any required Deposit Account Control Agreement, any required Letter Agreements for Deposit Accounts or Investment Accounts, and any other documents, instruments or certificates they deem necessary or appropriate upon the advice of counsel to complete the transactions contemplated herein and as required by the HUD Contract. The Obligation shall be executed in the name of the City by the manual or facsimile signature of the Mayor of the City and attested by the manual or facsimile signature of the Clerk of the City, who shall cause the official seal of the City to be impressed or a facsimile thereof to be printed on the Obligation. Subject to the provisions for registration, the Obligation shall be negotiable under the laws of the State of Indiana.

SECTION VI. This Ordinance shall be in full force and effect from and after passage by the Common Council and approval by the Mayor and shall not be repealed or amended in any manner which would serve to adversely affect the Section 108 Loan, the HUD Contract, the issuance of the Obligation or the funds identified herein which have been pledged for the payment of principal of and interest on the Section 108 Loan.

[Signature Page Follows]

Duly passed and adopted on this ____ day of _____, 2026 by the Common Council of the City of South Bend, Indiana.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana



CITY OF SOUTH BEND

COMMUNITY INVESTMENT

August 19, 2026

Filed in Clerk's Office

Council Member Karen White
Chairperson, Community Investment Committee
South Bend Common Council
City Hall, 3rd Floor
South Bend, Indiana 46601

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: **Confirming Resolution:** Personal Property Tax Abatement for **Tenneco Inc.**

Dear Council Member White,

Please find the enclosed Confirming Resolutions and Memorandum of Agreement for a tax abatement for Tenneco Inc., a Delaware Limited Liability Company, for personal property at their South Bend facility.

The total investment for this project is approximately \$8.5 million in new manufacturing equipment, technology, and related improvements at its facility located at **3605 W. Cleveland Road**. This investment is intended to expand the facility's production capacity and support the creation of approximately 80 new jobs in South Bend.

The project meets the qualifications for a five-year (5) personal property tax abatement.

A representative from Tenneco Inc. will be available to meet with the Committee on Monday, August 24, 2026.

If you or other Council members have questions about the report or need additional information, please feel free to call me at (574) 235-5838.

Sincerely,

Erik Glavich
Director, Growth and Opportunity

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 26-24
RESOLUTION NO. _____

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY
RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF
SOUTH BEND, INDIANA, COMMONLY KNOWN AS

3605 W. Cleveland Road, South Bend, IN 46628

AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF A
FIVE-YEAR (5) PERSONAL PROPERTY TAX ABATEMENT FOR

Tenneco Inc.

WHEREAS, the Common Council of the City of South Bend, Indiana, has adopted a Declaratory Resolution designating certain areas within the City as an Economic Revitalization Area for the purpose of a personal property tax abatement consideration; and

WHEREAS, a Declaratory Resolution designated the area commonly known as 3605 W. Cleveland Road, South Bend, Indiana 46628, and which is more particularly described as follows:

Business Personal Property

and which has Key Numbers to be assigned, be designated as an Economic Revitalization Area; and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing before the Council has been published pursuant to Indiana Code 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrances and objections from interested persons;

WHEREAS, the Council has determined that the qualifications for an economic revitalization area have been met; and

WHEREAS, the Council adopted Declaratory Resolution No. 5179-26 on August 10, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for personal property tax abatement only and shall expire on December 31, 2028.

SECTION II. The Common Council hereby determines that the property owner is qualified for and is granted personal property tax deduction for a period of five (5) years as shown below pursuant to Indiana Code 6-1.1-12.1-17 and further determines that the petition, the Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

Year 1 - 100%

Year 2 - 90%

Year 3 - 80%

Year 4 - 70%

Year 5 - 60%

SECTION III. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approved by the Mayor.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

MEMORANDUM OF AGREEMENT
(PERSONAL PROPERTY TAX ABATEMENT)

This Memorandum of Agreement (Agreement) dated August 13, 2026, serves as confirmation of a commitment by **Tenneco, Inc.** (the "Applicant"), pending an August 24, 2026, public hearing, to comply with the project description, job creation, and retention (and associated wage rates and salaries) figures contained in its petition, Statement of Benefits, and attachments and this Agreement (Commitments).

1. **Location of the Personal Property Subject to Tax Abatement.** At the time of this Agreement, the personal property is or will be located at 3605 West Cleveland Road, South Bend, Indiana 46628, which has Key Number 71-03-21-426-001.000-009.

2. **Commitments of City and Applicant.** Subject to the adoption of a Declaratory Resolution and a Confirmatory Resolution by the South Bend Common Council (the "SBCC"), the City of South Bend, Indiana, (the "City") commits to provide a **five-year (5) personal property tax abatement** for the Applicant, based on the Applicant's commitment set forth in its Application. The Applicant commits to the following (the "Commitments"):

(a) making a capital expenditure of no less than Eight Million Dollars (\$8,000,000.00) associated with the purchase and installation of manufacturing and information technology equipment, including welding stations, unit testing stations, and related equipment, to expand the Applicant's capabilities in the market for aftertreatment systems for commercial generators in the Commercial Truck, Off Highway, and Industry sector;

(b) creating no less than eighty (80) permanent full-time jobs with a total estimated annual payroll of at least Five Million Eight Hundred Eighteen Thousand Dollars (\$5,818,000.00); and

(c) acting in good faith to complete the project as described in its Application.

3. **Applicant's Compliance with City and State Laws.** During the term of the abatement, the Applicant shall comply with Chapter 2, Article 6, of the South Bend Municipal Code, entitled "Tax Abatement Procedures," and all governing provisions of the Indiana Code. During the term of this abatement, the City may annually request information from the Applicant concerning the nature of the Project, the approved capital expenditure of the Project, the number of full-time permanent positions newly created by the Project, and the average wage rates and salaries (excluding benefits and overtime) associated with the positions, and the Applicant shall provide the City with adequate written evidence thereof within fifteen (15) days of such request (the "Annual Survey"). The City shall use this information, together with the information required to be filed annually by the Applicant through Form CF-1, Compliance with the Statement of Benefits, to verify that the Applicant has at all times complied with the Commitments throughout the duration of the abatement and for no other purpose. The Applicant further agrees to provide the City with such additional information as requested by the City to determine the Applicant's compliance with the Commitments and with local and state requirements within twenty (20) days following any such request. The Applicant expressly agrees and confirms that all information, data, documents, filings, and all other materials provided to the City in connection

with the Application, Statement of Benefits, Form CF-1 filings, Annual Surveys, and any other requirement of this Agreement shall be accurate, complete, and not misleading. The Applicant further confirms and agrees that it bears sole responsibility for ensuring the accuracy and completeness of all information provided to the City, regardless of whether such information originates from the Applicant or a third party. Any submission to the City of inaccurate, incomplete, or misleading information may constitute a default under this Agreement. Notwithstanding anything herein to the contrary, the Applicant acknowledges that the City may be required to disclose certain documents provided by the Applicant as required by a court order or applicable law.

4. Substantial Compliance and Rights of Termination. The City, by and through the SBCC, reserves the right to terminate the Economic Revitalization Area designation and associated property tax abatement deductions if it reasonably determines that the Applicant has not made reasonable efforts to substantially comply with all the Commitments, as defined in Section 2 of this Agreement, and the Applicant's failure to substantially comply with the Commitments was not due to factors beyond its reasonable control, as described in Section 5 below.

5. Factors Beyond Control. As used in this Agreement, factors beyond the control of the Applicant shall only include factors not reasonably foreseeable at the time of designation application and submission of Statement of Benefits which are not caused by any act or omission of the Applicant, and which materially and adversely affect the ability of the Applicant to substantially comply with this Agreement. The Applicant has the burden to communicate to the City any such factors in which it believes is beyond its control and impacting its ability to fulfill the terms of this Agreement or any tax abatement benefit provided to the City. The City reserves the right to investigate the factors cited by the Applicant under this Section 5 to the fullest extent possible and may deny the Applicant's request upon the completion of the City's investigation.

6. Repayment of Tax Abatement Savings. If at any time during the term of this Agreement the Applicant shall: (a) be delinquent or in default with respect to any tax payment in St. Joseph County, Indiana; or (b) cease operations at the facility for which the tax abatement was granted; or (c) announce the cessation of operations at such facility, then the City may terminate the Economic Revitalization Area designation and associated tax abatement deductions, and upon such termination, require the Applicant to repay all of the tax abatement savings received through the date of such termination.

7. Notice/Hearing of Termination. In the event that the City determines that the Economic Revitalization Area designation and associated tax abatement deductions should be terminated or that all or a portion of the tax abatement savings should be repaid, it will give the Applicant notice of such determination, including a written statement calculating the amount due from the Applicant, and will provide the Applicant with an opportunity to meet with the City's designated representatives to show cause why the abatement should not be terminated and/or the tax savings repaid. Such notice shall state the names of the person with whom the Applicant may meet and will provide that the Applicant shall have thirty (30) days from the date of such notice to arrange such meeting and to provide its evidence concerning why the abatement termination and/or tax savings repayment should not occur. If, after giving such notice and receiving such evidence, if any, the City determines that the abatement termination and/or the tax repayment action is proper, the Applicant shall be provided with written notice and a hearing before the SBCC in accordance with state and local laws and regulations before any final action shall be taken terminating the abatement and/or requiring repayment of tax benefits.

The Applicant shall be entitled to appeal that determination to a St. Joseph County Superior or Circuit Court.

8. Repayment. In the event the City requires repayment of the tax abatement savings as provided hereunder, it shall provide the Applicant with a written statement calculating the amount due (the "Statement"), and the Applicant shall make such repayment to the City within one hundred twenty (120) days of the date of the Statement. If the Applicant does not make timely repayment, the City shall be entitled to all reasonable costs and attorneys' fees incurred in the enforcement of this Agreement and the collection of the tax abatement savings required to be repaid hereunder.

9. Modification/Entire Agreement. This Agreement and the schedules attached hereto as Exhibit A contain the entire understanding between the City and the Applicant with respect to the subject matter hereof, and supersede all prior and contemporaneous agreements and understandings, inducements, and conditions, expressed or implied, oral, or written, except as herein contained. This Agreement may not be modified or amended other than by an agreement in writing signed by the City and the Applicant. The Applicant understands that any and all filings required to be made or actions required to be taken to initiate or maintain the abatement are solely the responsibility of the Applicant.

10. Waivers. Neither the failure nor any delay on the part of the City to exercise any right, remedy, power, or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege preclude any other or further exercise of the same or of any other right, remedy, power, or privilege with respect to any occurrence or be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective unless it is in writing and is signed by the party asserted to have granted such waiver.

11. Notices. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been received when delivered by hand or by facsimile (with confirmation by registered or certified mail) or on the third business day following the mailing, by registered or certified mail, postage prepaid, return receipt requested, thereof, addressed as set forth below:

If to the Applicant: Tenneco, Inc.
3605 W. Cleveland Road
South Bend, Indiana 46628
Attn: Alinane Chipwanya

If to the City: City of South Bend, Indiana
215 S. Dr. Martin Luther King Jr. Boulevard
Suite 500
South Bend, Indiana 46601
Attn: Executive Director of Community Investment

12. Governing Laws of Indiana. This Agreement and all questions relating to its validity, interpretation, performance, and enforcement shall be governed by the laws and decisions of the courts of the State of Indiana.

13. Applicant's Consent to Jurisdiction. The Applicant hereby irrevocably consents to the jurisdiction of the Courts of the State of Indiana and of the St. Joseph County Circuit or Superior Court in connection with any action or proceeding arising out of or relating to this Agreement or any documents or instrument delivered with respect to any of the obligations hereunder, and any action related to this Agreement shall be brought in such County and in such Court.

14. Assignment and Transfer Prohibited. This Agreement shall be binding upon and inure to the benefit of the City and the Applicant and their successors and assigns, except (a) that no party may assign or transfer its rights or obligations under this Agreement without the prior written consent of the other party hereto, in which consent shall not be unreasonably withheld, and (b) the Applicant may assign and transfer its rights under this Agreement to the Permitted Assign without prior written consent. "Permitted Assign" means the affiliated single purpose entity created for purposes of designing, constructing, owning, operating, and maintaining the project which is the subject of this Agreement.

15. Valid and Binding Agreement. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. By executing this Agreement, each person so executing affirms that he has been duly authorized to execute this Agreement on behalf of such party and that this Agreement constitutes a valid and binding obligation of the party.

16. Severability. The provisions of this Agreement and of each section or other subdivision herein are independent of and separable from each other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that for any reason any other or others of them may be invalid or unenforceable in whole or in part unless this Agreement is rendered totally unenforceable thereby.

17. No Personal Liability. No official, director, officer, employee, or agent of the City shall be charged personally by the Applicant, its employees, or its agents with any liabilities or expenses of defense or be held personally liable to the Applicant under any term or provision of this Agreement or because of the execution by such party of this Agreement or because of any default by such party hereunder.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

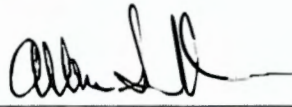
"Applicant" Tenneco, Inc. By:  Allen Sullivan Plant Manager Approved as to Legal Adequacy and Form this <u>17th</u> day of <u>Aug</u>, 2026. Counsel, South Bend Common Council Counsel for Applicant	"City" City of South Bend, Indiana By: _____ Canneth Lee President, South Bend Common Council By: _____ Karen White Chairperson, Community Investment Committee  By: _____ Erik Glavich Department of Community Investment By: _____ James Mueller Mayor
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EXHIBIT A

Abatement Schedule

Subject to the adoption by the SBCC of a resolution confirming the adoption of Declaratory Resolution No. 5179-26, the property owner is qualified for and is granted a personal property tax abatement for a period of five (5) years as shown by the schedule outlined below.

Year 1 - 100%

Year 2 - 90%

Year 3 - 80%

Year 4 - 70%

Year 5 - 60%



CITY OF SOUTH BEND

COMMUNITY INVESTMENT

August 19, 2026

Filed in Clerk's Office

Council Member Karen White
Chairperson, Community Investment Committee
South Bend Common Council
City Hall, 3rd Floor
South Bend, Indiana 46601

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: **Confirming Resolution:** Real Property Tax Abatement for **GLC Mid-Bay, LLC**

Dear Council Member White,

Please find the enclosed Confirming Resolution and Memorandum of Agreement for a tax abatement for GLC Mid-Bay, LLC, an Indiana Limited Liability Company.

The petitioner intends to construct a speculative industrial and warehouse building on Chet Waggoner Court in the far northwest area of South Bend. The building is designed to accommodate one or more tenants, and the petitioner has committed to ensuring that tenants who pay property taxes receive the benefit of the tax abatement.

The total investment for this project is \$8,800,000. The project meets the qualifications for an eight-year (8) real property tax abatement.

A representative from GLC Mid-Bay, LLC, will be available to meet with the Committee on Monday, August 24, 2026.

If you or other Council members have questions about the report or need additional information, please feel free to call me at (574) 235-5838.

Sincerely,

Erik Glavich
Director, Growth and Opportunity

Aug 19, 2026

BILL NO. 26-25
RESOLUTION NO. _____

Bianca Tirado
City Clerk, South Bend, IN

A RESOLUTION CONFIRMING THE ADOPTION OF A DECLARATORY
RESOLUTION DESIGNATING CERTAIN AREAS WITHIN THE CITY OF
SOUTH BEND, INDIANA, COMMONLY KNOWN AS

V/L Chet Waggoner Ct

AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF AN
EIGHT-YEAR (8) REAL PROPERTY TAX ABATEMENT FOR

GLC Mid-Bay, LLC

WHEREAS, the Common Council of the City of South Bend, Indiana, has adopted a
Declaratory Resolution designating certain areas within the City as an Economic Revitalization
Area for the purpose of tax abatement consideration; and

WHEREAS, a Declaratory Resolution designated the area described as:

<i>Key Number:</i>	71-03-17-100-002.000-009
<i>Local Parcel Number:</i>	025-1009-0146
<i>Commonly Known As:</i>	V/L Chet Waggoner Ct
<i>Legal Description:</i>	Lot 2 Portage Prairie Minor #8 1st Replat 20/21 #RP #850 4/25/19

be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-
12.1 et seq., and South Bend Municipal Code Sections 2-76 et seq.; and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing
before the Council has been published pursuant to Indiana Code 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all
remonstrances and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic
revitalization area have been met; and

WHEREAS, the Council adopted Declaratory Resolution No. 5180-26 on August 10, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of South
Bend, Indiana, as follows:

SECTION I. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for a real property tax abatement only and shall expire on December 31, 2028.

SECTION II. The Common Council hereby determines that the property owner is qualified for and is granted real property tax deduction for up to a period of eight (8) years as shown by the schedule outlined below as well as the attachment pursuant to Indiana Code 6-1.1-12.1-17 and further determines that the petition, the Memorandum of Agreement between the Petitioner and the City of South Bend, and the Statement of Benefits comply with Chapter 2, Article 6, of the Municipal Code of the City of South Bend and Indiana Code 6-1.1-12 et seq.

Year 1 - 100%
Year 2 - 90%
Year 3 - 80%
Year 4 - 70%
Year 5 - 60%
Year 6 - 50%
Year 7 - 40%
Year 8 - 40%

SECTION III. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approved by the Mayor.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock __.m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock __.m.

James Mueller, Mayor
City of South Bend, Indiana

MEMORANDUM OF AGREEMENT

(REAL PROPERTY TAX ABATEMENT)

This Memorandum of Agreement (the "Agreement") dated as of August 13, 2026, serves as confirmation of a commitment by **GLC Mid-Bay, LLC** (the "Applicant"), pending an August 24, 2026, public hearing, to comply with the project description, job creation and retention (and associated wage rates and salaries) figures contained in its petition, Statement of Benefits, and attachments and this Agreement.

1. Property Associated with the Abatement and Responsibilities of the Applicant. At the time of this Agreement, the property with a location address of V/L Chet Wagogoner Court, South Bend, Indiana 46628, and has Key Number 71-03-17-100-002.000-009. Throughout the duration of the abatement, the Applicant shall promptly report any changes in the address or Key Number of the property receiving the abatement to the Department of Community Investment and to the Office of the City Clerk. Moreover, the Applicant also shall report any material changes or improvements made to the property subject to the abatement including changes as the result of subdividing, replatting, or otherwise. The Applicant agrees that failure to promptly report changes can result in a finding of noncompliance on behalf of the Applicant under the commitments of this Agreement.

2. Commitments of City and Applicant. Subject to the adoption of a Declaratory Resolution and a Confirmatory Resolution by the South Bend Common Council (the "SBCC"), the City of South Bend, Indiana (the "City"), commits to provide an **eight-year (8) real property tax abatement** for the Applicant, based on the Applicant's commitment set forth in its Application. The Applicant commits to the following (the "Commitments"):

(a) making total combined real property expenditures of no less than Eight Million Eight Hundred Thousand Dollars (\$8,800,000.00) for the construction of a new speculative industrial/warehouse building totaling approximately one hundred thirty-two thousand six hundred (132,600) square feet at property identified in Section 1 of this Agreement;

(b) passing through to any lessee or lessees the full amount of any tax savings realized by the Applicant as a result of the tax abatement approved by the SBCC for the property identified in Section 1;

(c) creating at least fifteen (15) permanent full-time jobs with a total estimated annual payroll of at least Seven Hundred Fifty Thousand Dollars (\$750,000.00); and

(d) acting in good faith to complete the project as described in its Application.

3. Applicant's Compliance with City and State Laws. During the term of the abatement, the Applicant shall comply with Chapter 2, Article 6, of the South Bend Municipal Code, entitled "Tax Abatement Procedures," and all governing provisions of the Indiana Code. During the term of this abatement, the City may annually request information from the Applicant concerning the nature of the Project, the approved capital expenditure of the Project, the number of full-time permanent positions newly created by the Project, and the average wage rates and salaries (excluding benefits and overtime)

associated with the positions, and the Applicant shall provide the City with adequate written evidence thereof within fifteen (15) days of such request (the "Annual Survey"). The City shall use this information, together with the information required to be filed annually by the Applicant through Form CF-1, Compliance with the Statement of Benefits, to verify that the Applicant has at all times complied with the Commitments throughout the duration of the abatement and for no other purpose. The Applicant further agrees to provide the City with such additional information as requested by the City to determine the Applicant's compliance with the Commitments and with local and state requirements within twenty (20) days following any such request. The Applicant expressly agrees and confirms that all information, data, documents, filings, and all other materials provided to the City in connection with the Application, Statement of Benefits, Form CF-1 filings, Annual Surveys, and any other requirement of this Agreement shall be accurate, complete, and not misleading. The Applicant further confirms and agrees that it bears sole responsibility for ensuring the accuracy and completeness of all information provided to the City, regardless of whether such information originates from the Applicant or a third party. Any submission to the City of inaccurate, incomplete, or misleading information may constitute a default under this Agreement. Notwithstanding anything herein to the contrary, the Applicant acknowledges that the City may be required to disclose certain documents provided by the Applicant as required by a court order or applicable law.

4. Leasing and Applicant Compliance. In the event the Applicant has committed, pursuant to Section 2(b), to pass through tax savings to one or more lessees, the Applicant shall provide the City, no later than thirty (30) days after the execution of any lease or other agreement, copies of all active and fully executed leases and any other legally binding agreements between the Applicant and such lessees as evidence of the Applicant's compliance with Section 2(b). If the Applicant fails to provide the City with such leases and agreements demonstrating compliance with Section 2(b), the City may terminate the Economic Revitalization Area designation and all associated tax abatement deductions and, upon such termination, require the Applicant to repay all tax abatement savings received through the date of such termination. If any portion of the property identified in Section 1 and receiving the benefits of tax abatement is leased, the Applicant expressly agrees and confirms that it bears full and continuing responsibility, which responsibility may not be delegated or transferred, under this Agreement for obtaining from each lessee, and providing to the City, any and all information required or requested by the City to verify the Applicant's compliance with the Commitments and applicable local and state requirements. The Applicant shall verify the accuracy and completeness of all information provided by its lessees for purposes of determining compliance with the Commitments and applicable legal requirements. The Applicant's inability to obtain such information from a lessee, including a lessee's refusal, delay, or failure to provide it, shall not excuse the Applicant's noncompliance, constitute a circumstance beyond the Applicant's reasonable control, or relieve the Applicant of its obligations under this Agreement. Any such failure may constitute a default under this Agreement.

5. Substantial Compliance and Rights of Termination. The City, by and through the SBCC, reserves the right to terminate the Economic Revitalization Area designation and associated property tax abatement deductions if it reasonably determines that the Applicant has not made reasonable efforts to substantially comply with all the Commitments, as defined in Section 2 of this Agreement, and the Applicant's failure to substantially comply with the Commitments was not due to factors beyond its reasonable control, as described in Section 6 below.

6. Factors Beyond Control. As used in this Agreement, factors beyond the control of the Applicant shall only include factors not reasonably foreseeable at the time of designation application and submission of Statement of Benefits which are not caused by any act or omission of the Applicant, and which materially and adversely affect the ability of the Applicant to substantially comply with this Agreement. The Applicant has the burden to communicate to the City any such factors in which it believes is beyond its control and impacting its ability to fulfill the terms of this Agreement or any tax abatement benefit provided to the City. The City reserves the right to investigate the factors cited by the Applicant under this Section 5 to the fullest extent possible and may deny the Applicant's request upon the completion of the City's investigation.

7. Repayment of Tax Abatement Savings. If at any time during the term of this Agreement the Applicant shall: (a) be delinquent or in default with respect to any tax payment in St. Joseph County, Indiana; or (b) cease operations at the facility for which the tax abatement was granted; or (c) announce the cessation of operations at such facility, then the City may terminate the Economic Revitalization Area designation and associated tax abatement deductions, and upon such termination, require the Applicant to repay all of the tax abatement savings received through the date of such termination.

8. Notice/Hearing of Termination. In the event that the City determines that the Economic Revitalization Area designation and associated tax abatement deductions should be terminated or that all or a portion of the tax abatement savings should be repaid, it will give the Applicant notice of such determination, including a written statement calculating the amount due from the Applicant, and will provide the Applicant with an opportunity to meet with the City's designated representatives to show cause why the abatement should not be terminated and/or the tax savings repaid. Such notice shall state the names of the person with whom the Applicant may meet and will provide that the Applicant shall have thirty (30) days from the date of such notice to arrange such meeting and to provide its evidence concerning why the abatement termination and/or tax savings repayment should not occur. If, after giving such notice and receiving such evidence, if any, the City determines that the abatement termination and/or the tax repayment action is proper, the Applicant shall be provided with written notice and a hearing before the SBCC in accordance with state and local laws and regulations before any final action shall be taken terminating the abatement and/or requiring repayment of tax benefits. The Applicant shall be entitled to appeal that determination to a St. Joseph County Superior or Circuit Court.

9. Repayment. In the event the City requires repayment of the tax abatement savings as provided hereunder, it shall provide the Applicant with a written statement calculating the amount due (the "Statement"), and the Applicant shall make such repayment to the City within one hundred twenty (120) days of the date of the Statement. If the Applicant does not make timely repayment, the City shall be entitled to all reasonable costs and attorneys' fees incurred in the enforcement of this Agreement and the collection of the tax abatement savings required to be repaid hereunder.

10. Modification/Entire Agreement. This Agreement and the schedules attached hereto as Exhibit A contain the entire understanding between the City and the Applicant with respect to the subject matter hereof, and supersede all prior and contemporaneous agreements and understandings, inducements, and conditions, expressed or implied, oral, or written, except as herein contained. This Agreement may not be modified or amended other than by an agreement in writing signed by the City

and the Applicant. The Applicant understands that any and all filings required to be made or actions required to be taken to initiate or maintain the abatement are solely the responsibility of the Applicant.

11. Waivers. Neither the failure nor any delay on the part of the City to exercise any right, remedy, power, or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege preclude any other or further exercise of the same or of any other right, remedy, power, or privilege with respect to any occurrence or be construed as a waiver of such right, remedy, power, or privilege with respect to any other occurrence. No waiver shall be effective unless it is in writing and is signed by the party asserted to have granted such waiver.

12. Notices. All notices, requests, demands, and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been received when delivered by hand or by facsimile (with confirmation by registered or certified mail) or on the third business day following the mailing, by registered or certified mail, postage prepaid, return receipt requested, thereof, addressed as set forth below:

If to the Applicant: GLC Mid-Bay, LLC
7410 Aspect Drive
Suite 100
Granger, Indiana 46530
Attn: Ethan Fowler

If to the City: City of South Bend, Indiana
215 S. Dr. Martin Luther King Jr. Boulevard
Suite 500
South Bend, Indiana 46601
Attn: Executive Director of Community Investment

13. Governing Laws of Indiana. This Agreement and all questions relating to its validity, interpretation, performance, and enforcement shall be governed by the laws and decisions of the courts of the State of Indiana.

14. Applicant's Consent to Jurisdiction. The Applicant hereby irrevocably consents to the jurisdiction of the Courts of the State of Indiana and of the St. Joseph County Circuit or Superior Court in connection with any action or proceeding arising out of or relating to this Agreement or any documents or instrument delivered with respect to any of the obligations hereunder, and any action related to this Agreement shall be brought in such County and in such Court.

15. Assignment and Transfer Prohibited. This Agreement shall be binding upon and inure to the benefit of the City and the Applicant and their successors and assigns, except (a) that no party may assign or transfer its rights or obligations under this Agreement without the prior written consent of the other party hereto, in which consent shall not be unreasonably withheld, and (b) the Applicant may assign and transfer its rights under this Agreement to the Permitted Assign without prior written consent. "Permitted Assign" means the affiliated single purpose entity created for purposes of designing, constructing, owning, operating, and maintaining the project which is the subject of this Agreement.

16. Valid and Binding Agreement. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. By executing this Agreement, each person so executing affirms that he has been duly authorized to execute this Agreement on behalf of such party and that this Agreement constitutes a valid and binding obligation of the party.

17. Severability. The provisions of this Agreement and of each section or other subdivision herein are independent of and separable from each other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that for any reason any other or others of them may be invalid or unenforceable in whole or in part unless this Agreement is rendered totally unenforceable thereby.

18. No Personal Liability. No official, director, officer, employee, or agent of the City shall be charged personally by the Applicant, its employees, or its agents with any liabilities or expenses of defense or be held personally liable to the Applicant under any term or provision of this Agreement or because of the execution by such party of this Agreement or because of any default by such party hereunder.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

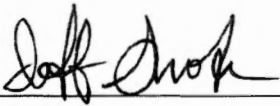
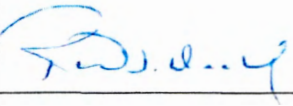
"Applicant" GLC Mid-Bay, LLC By:  Jeff Smoke Managing Director Great Lakes Capital Management, LLC, a duly authorized member of GLC Mid-Bay, LLC Approved as to Legal Adequacy and Form this _____ day of _____, 2026. Counsel, South Bend Common Council Counsel for Applicant 	"City" City of South Bend, Indiana By: _____ Canneth Lee President, South Bend Common Council By: _____ Karen White Chairperson, Community Investment Committee By: _____ Erik Glavich Department of Community Investment By: _____ James Mueller Mayor
---	--

EXHIBIT A

Abatement Schedule

Subject to the adoption by the SBCC of a resolution confirming the adoption of Declaratory Resolution No. 5180-26, the property owner is qualified for and is granted a real property tax abatement for a period of eight (8) years as shown by the schedule outlined below.

Year 1 - 100%
Year 2 - 90%
Year 3 - 80%
Year 4 - 70%
Year 5 - 60%
Year 6 - 50%
Year 7 - 40%
Year 8 - 40%

26-27



CITY OF SOUTH BEND

DEPARTMENT OF PUBLIC WORKS

August 18, 2026

Filed in Clerk's Office

Hon. Canneth Lee
President, South Bend Common Council
3rd Floor – South Bend City Hall
South Bend, IN 46601

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

Re: Resolution Requesting Approval for the Purchase of Right of Way adjacent to 309 S.
Taylor Street, South Bend, IN 46601

Dear President Lee:

Attached is a resolution for consideration by the South Bend Common Council ("Council") requesting authorization from Council for the Board of Public Works to pursue the purchase of the south 16.5', approximately 7,047 square feet, of property along Western Ave ("Property"). The Board of Works intends to follow the statutory framework set forth under IC 36-1-10.5-5 to purchase the Property.

The purpose of this purchase is to facilitate the City's effort to complete its Western Avenue Transformation District project.

I will present the resolution to Council at its upcoming meeting. As always, thank you for your consideration.

Sincerely,

Eric Horvath
Director of Public Works

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

1316 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p 574.235.9251 f 574.235.9171 | www.southbendin.gov

Aug 19, 2026

BILL NO. 26-27

RESOLUTION NO. _____

Bianca Tirado
City Clerk, South Bend, IN

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, APPROVING THE PURCHASE OF A PORTION OF REAL PROPERTY
LOCATED AT IN PROXIMITY TO 309 S. TAYLOR STREET, SOUTH BEND, INDIANA

WHEREAS, the City of South Bend, acting through its Board of Public Works (“Board”), seeks to acquire a portion of property located at 309 S. Taylor Street, South Bend, Indiana 46613 (the “Property”) under the authority of Ind. Code 36-1-10.5-5; and

A part of Lot A in St. Patrick – Baumgartner Replat, the plat of which is recorded as Instrument No. 2019-10209, in the Office of the Recorder of St. Joseph County, Indiana, and being a part of the grantor’s land lying within the Right-Of-Way lines depicted on the attached Right-Of-Way Parcel Plat, marked Exhibit “B”, described as follows: The south 16.5 feet of Lot A in said Plat. Containing 7,074 square feet, more or less. See Attached Exhibit A.

WHEREAS, pursuant to Indiana Code 36-1-10.5-5, the Board seeks the consent of the South Bend Common Council to execute the purchase of the Property in furtherance of the City’s effort to complete the Western Avenue Transformation District; and

WHEREAS, upon the Common Council’s approval, the Board will solicit two (2) appraisals for the Property and make an offer to the property owner in a manner consistent with the law; and

WHEREAS, pursuant to Ind. Code 36-1-10.5-5, the South Bend Common Council (“Common Council”) desires to declare and affirm its interest in Property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:

Section I. The Common Council hereby declares and affirms its interest in the purchase of the Property and approves and authorizes the Board to purchase the Property in accordance with I.C. 36-1-10.5.

Section II. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

EXHIBITS

EXHIBIT "A"

Project: City of South Bend
Parcel: Western Avenue R/W Dedication

Sheet 1 of 1

A part of Lot A in St. Patrick - Baumgartner Replat, the plat of which is recorded as Instrument No. 2019-10209, in the Office of the Recorder of St. Joseph County, Indiana, and being a part of the grantor's land lying within the Right-of-Way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: The south 16.5 feet of Lot A in said Plat. Containing 7,074 square feet, more or less.

This description was written from the information obtained from the recorder's office and other sources that were not necessarily checked by a field survey.

Reference document: St. Patrick – Baumgartner Replat, Instr. No. 2019-10209

Prepared for: City of South Bend
By: Jeffrey S. Barnes, PS JSB 05/12/2026
Firm: Jones Petrie Rafinski
Date: May 12, 2026
Job Number: 2025-01723



CITY OF SOUTH BEND

DEPARTMENT OF PUBLIC WORKS

August 19, 2026

Filed in Clerk's Office

Hon. Canneth Lee
President, South Bend Common Council
3rd Floor – South Bend City Hall
South Bend, IN 46601

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

Re: Resolution Requesting Approval for the Acquisition of property located at 821 Harrison Street, South Bend, IN 46616 and 1819 Bergan Street, South Bend, IN 46628

Dear President Lee:

Attached is a resolution for consideration by the South Bend Common Council ("Council") requesting authorization from Council for the Board of Public Works to pursue the acquisition of property located at 821 Harrison Street, South Bend, IN 46616 and 1819 Bergan Street, South Bend, IN 46628 ("Properties"). Specifically, it is the City's desire to acquire the Properties in order to take proactive steps to improve the surrounding community. The Board of Works intends to follow the statutory framework set forth under IC 36-1-10.5-5 to purchase the Properties.

I will present the resolution to Council at its upcoming meeting. As always, thank you for your consideration.

Sincerely,

Michael J. Schmidt
Assistant City Attorney

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 26-28

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 821 HARRISON STREET, SOUTH BEND, INDIANA 46616 AND 1819 BERGAN STREET, SOUTH BEND, INDIANA 46628

WHEREAS, the City of South Bend, acting through its Board of Public Works ("Board"), seeks to acquire property located at both 821 Harrison Street, South Bend, IN 46616 and 1819 Bergan Street, South Bend, IN 46628 (the "Properties") under the authority of Ind. Code 36-1-10.5-5; and

WHEREAS, pursuant to Indiana Code 36-1-10.5-5, the Board seeks the consent of the South Bend Common Council to execute the purchase of the Properties in furtherance of the City's effort to proactively improve the surrounding community; and

WHEREAS, upon the Common Council's approval, the Board will solicit two (2) appraisals for the Properties and make an offer to the property owner in a manner consistent with the law; and

WHEREAS, pursuant to Ind. Code 36-1-10.5-5, the South Bend Common Council ("Common Council") desires to declare and affirm its interest in Properties.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AS FOLLOWS:

Section I. The Common Council hereby declares and affirms its interest in the purchase of the Properties and approves and authorizes the Board to purchase the Properties in accordance with I.C. 36-1-10.5.

Section II. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at _____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana



26-29

City of South Bend Common Council

300 City Hall • 215 S. Martin Luther King, Jr. Blvd.
South Bend, Indiana 46601

Filed in Clerk's Office

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

August 19, 2026

Canneth Lee
President

Sheila Niezgodski
Vice President

Ophelia Gooden-Rodgers
Chairperson, Committee
of the Whole

Canneth Lee
First District

Ophelia Gooden-Rodgers
Second District

Sharon L. McBride
Third District

Dr. Heidi Beidinger
Fourth District

Sherry Bolden-Simpson
Fifth District

Sheila Niezgodski
Sixth District

Dr. Oliver Davis
At Large

Rachel Tomas Morgan
At Large

Karen L. White
At Large

South Bend Common Council

3rd Floor, City Hall

South Bend, IN 46601

**Re: 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
FOR THE UPCOMING FIRE DEPARTMENT NEGOTIATIONS**

Dear Chairperson Niezgodski:

The City has been informed that the Firefighter's union has elected to renegotiate the current contract which expires on December 31, 2026. As in the past, the Council will name a chief negotiator and a Council Advisory Team for the negotiations.

This proposed resolution names Council Attorney Bob Palmer as the Council's Chief negotiator and Council members Canneth Lee and Ophelia Gooden-Rodgers as the Council's Advisory Team.

I ask for this proposed resolution to be put on the agenda for consideration by the Personnel & Finance Committee for its August 24, 2026, meeting and the full Council meeting later that same evening.

Thank you for your consideration.

Sincerely yours,

Canneth Lee, President, South Bend
Common Council

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 26-29

RESOLUTION NO. _____

**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
FOR THE UPCOMING FIRE DEPARTMENT NEGOTIATIONS**

WHEREAS, the Board of Public Safety is the administrator of the Fire Department and has the “exclusive control over all matters and property relating” to it and the authority to adopt the rules governing the Fire Department pursuant to Indiana Code §36-8-3-2; and

WHEREAS, pursuant to Indiana Code §36-8-3-3(d), the Common Council has the exclusive authority to fix by ordinance the annual compensation for all members of the South Bend Fire Department and other appointees by the Board of Public Safety until November 1, 2025; and

WHEREAS, such ordinance may grade the members of the Fire Department and regulate their pay by rank as well as by length of service; and

WHEREAS, the 2026 Collective Bargaining Agreement between the City of South Bend and the South Bend Firefighters Association Local No. 362 of the International Association of Firefighters AFL-CIO will expire at 11:59 p.m. on December 31, 2026; and

WHEREAS, the Common Council desires to appoint a Chief Negotiator and an advisory Common Council Negotiating Team to represent it and to provide updates during executive sessions called for the purpose of discussing strategy with regard to collective bargaining pursuant to Indiana Code §5-14-1.5-6.1(b)(2)(A); and

WHEREAS, the Advisory Common Council Negotiating Team shall not be considered a “governing body” or “public agency” under Indiana Code §5-14-1.5-2; and

WHEREAS, the Common Council believes that this Resolution is in the best interest of promoting positive and harmonious labor negotiations.

NOW, THEREFORE, BE IS RESOLVED, by the Common Council of the City of South Bend, Indiana, as follows:

Section I. The Common Council of the City of South Bend, Indiana hereby appoints Robert J. Palmer as its Agent for the upcoming labor negotiations with the South Bend Firefighter’s Association Local No. 362 of the International Association of Firefighters AFL-CIO. Mr. Palmer shall be the Common Council’s Chief Spokesperson and Negotiator concerning all matters related to the Common Council’s right to establish the compensation of the Firefighters by ordinance. The Common Council also appoints as an advisory Common Council Negotiating Team, Council members Ophelia Gooden-Rodgers and Canneth Lee.

Section II. This resolution shall be in full force and effect from this date until an ordinance regarding the Firefighters' compensation is passed by the Common Council.

Dated this 24th day of August 2026

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____m.

James Mueller, Mayor
City of South Bend, Indiana

City of South Bend

BOARD OF ZONING APPEALS

August 11, 2026

Honorable Dr. Oliver Davis
3rd Floor, City Hall
South Bend, IN 46601

Filed in Clerk's Office

Aug 12, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: Special Exception 1245 Corby Boulevard

Dear Committee Chair Dr. Davis:

Enclosed is an Ordinance for the proposed Special Exception at the above-mentioned location. Please include the attached Ordinance on the Council agenda for **first reading** at your **August 24, 2026**, Council meeting and set it for public hearing at your **September 14, 2026**, Council meeting. The petition is tentatively scheduled for public hearing at the September 8, 2026, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:
A Special Exception to allow for the use of a duplex.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

If you have any questions, please feel free to contact our office.

Sincerely,



Brian Killen
Zoning Administrator

CC: Bob Palmer

Aug 12, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 55-26

ORDINANCE NO. _____

**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 1245 CORBY BOULEVARD
COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow a two-unit dwelling

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

1245 Corby Boulevard

In order to permit a two-unit dwelling.

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana

Monday, August 10, 2026

Zoning Application

City of South Bend

What are you filing for?

Special Exception(s)

Filed in Clerk's Office

Aug 12, 2026

Bianca Tirado
City Clerk, South Bend, IN

Property Owner and Property Information

Property owner name: Domer Domiciles LLC

Phone number: (571) 265-4146

Email: mccullough.patrick@gmail.com

Project address: 1245 Corby Blvd
South Bend

Would you like to add additional property owners?

No

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

Tax key number (more information about tax key numbers can be found below): 018-5092-3280

The tax key(s)/parcel ID(s) can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the tax key/parcel ID is categorized as "PARCELID."

Will someone other than the property owner be the main point of contact and representative for this petition?

Yes; someone else will be representing this petition on my behalf

Representative name: Elissa Gunsorek

Phone number: (513) 225-3421

Email: egunsorek@eco-gv.com

Mailing address: 7821 Morse Rd
New Albany, OH, 43054

Terms and Conditions Accepted

Variance

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. Please address how the project meets the following criteria:

Special Exception

For what use are you requesting a Special Exception?

Two-family dwelling

Project Summary:

Owner is seeking approval to build a two family dwelling. The style will be consistent with the scale and character of the surrounding neighborhood.

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because:

The proposed two unit dwelling will be constructed in a manner that is consistent with the surrounding area. The new two unit dwelling will eliminate a current house that is in disrepair and vacant, thus increasing safety and improving the overall general welfare.

The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because:

The proposed two unit dwelling will not injure or adversely affect the use of the adjacent area or property values because it is in keeping with the residential feel of the surrounding neighborhood, while offering gentle density on a currently underutilized parcel.

The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because:

The two unit dwelling will match the scale and character of the surrounding residential neighborhood. The architectural style of the two unit dwelling will be consistent with the neighborhood and will complement the existing housing stock.

The proposed use is compatible with the recommendations of the Comprehensive Plan, because:

The proposed use is consistent with the Comprehensive Plan because it follows objective H1.1:

encourage residential developments to contain a mix of housing types, densities, price ranges, and amenities.

Upload a site plan to scale indicating scale used (for example 1in. on printer paper = 20ft. in real life or 1 square on graph paper = 5ft. in real life). Include property lines and all structures.



1245 Corby site plan.pdf

Rezoning

Subdivison

Annexation

Use Variance

A Use Variance may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

Terms and Conditions

Terms and Conditions	Accepted
Terms and Conditions	Accepted
Terms and Conditions	Accepted

By typing my name in the boxes below, I agree that I'm electronically signing this form. I affirm that the information that I've provided is accurate and true to the best of my knowledge. I understand that my electronic signature is legally binding and equivalent to my handwritten signature.

Name:

Pat McCullough

Date

Monday, August 10, 2026

[illegible]

Domer Domiciles LLC

New Two-Family Dwelling

1245 Corby Blvd.
South Bend, Indiana 46617

Domer
Domiciles, LLC

kimberly r. ross, architect

—

1

1 THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW
TWO-FAMILY DWELLING AND ACCESSORY GARAGE

 T A D B
F I A L O T
F I L N
J P E R
E C L J
M T E L J
L
T I L A B
I F L N F L N H E T H
H M + E M E E T
T T G
A F T E S D A

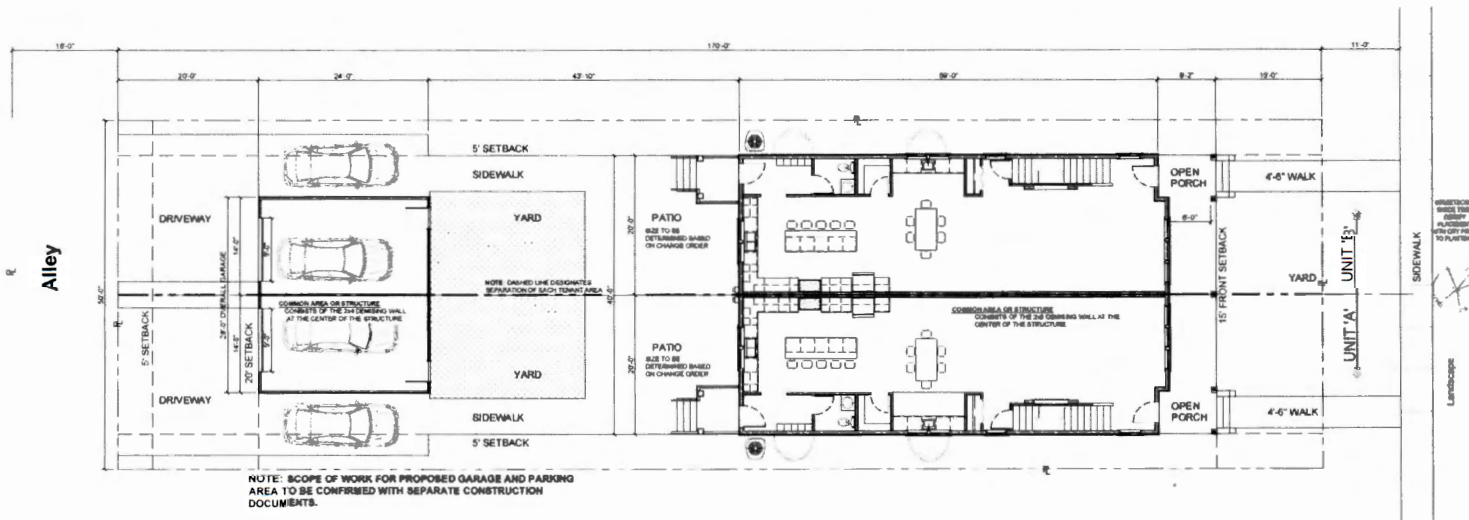
THE FOLLOWING INFORMATION IS BASED ON THE LISTED BUILDING CODES:

LOT AREA: 8,600 S.F. (0.198 AC.)

LOT COVERAGES		
DUPLICATE	2,401.9 S.F.	60.20%
PORCH AREA	308.0 S.F.	10.32%
GARAGE	672.0 S.F.	10.37%
TOTAL	3,401.9 S.F.	(48.48%)

	UNIT 'A'	UNIT 'B'
BASEMENT, (PARKING)	1050.5 S.F.	1050.4 S.F.
FIRST FLOOR:	1300.7 S.F.	1245.7 S.F.
SECOND FLOOR:	1300.7 S.F.	1300.7 S.F.
TOTAL:	3,651.9 S.F.	3,651.8 S.F.

ARCHITECTURAL DRAWINGS
A0.D TITLE SHEET - SITE PLAN



Corby Blvd

38



Kimberly R. Roy

REVISION RECORD

NO.	DATE
-----	------

VARIANCE 2026.08.10

PRELIM

PERMIT.

JOB NUMBER

26 SEP

THE UNIVERSITY OF CHICAGO PRESS

100

A0.0

City of South Bend

BOARD OF ZONING APPEALS

August 11, 2026

Honorable Dr. Oliver Davis
3rd Floor, City Hall
South Bend, IN 46601

Filed in Clerk's Office

Aug 12, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: Special Exception 1246 Howard Street

Dear Committee Chair Dr. Davis:

Enclosed is an Ordinance for the proposed Special Exception at the above-mentioned location. Please include the attached Ordinance on the Council agenda for **first reading** at your **August 24, 2026**, Council meeting and set it for public hearing at your **September 14, 2026**, Council meeting. The petition is tentatively scheduled for public hearing at the September 8, 2026, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:
A Special Exception to allow for the use of a duplex.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

If you have any questions, please feel free to contact our office.

Sincerely,



Brian Killen
Zoning Administrator

CC: Bob Palmer

Aug 12, 2026

Bianca Tirado
City Clerk, South Bend, IN

BILL NO. 56-26

ORDINANCE NO. _____

**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 1246 HOWARD STREET
COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow a two-unit dwelling

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

1246 Howard Street

In order to permit a two-unit dwelling.

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Wednesday, July 15, 2026

Zoning Application

City of South Bend

What are you filing for?

Special Exception(s)

Who will need to approve?

Board of Zoning Appeals

Filed in Clerk's Office

Aug 12, 2026

Bianca Tirado
City Clerk, South Bend, IN

Property Owner and Property Information

Property owner name:

CENTURY BUILDERS

Phone number:

(574) 286-4478

Email:

sherry@centurycustombuilders.com

Project address:

1246 HOWARD ST
SOUTH BEND

Would you like to add additional property owners?

No

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

The legal description can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the legal description is categorized as "LEGALDESCR."

Tax key number (more information about tax key numbers can be found below):

71-09-06-156-014.000-026

The tax key(s)/parcel ID(s) can be found by visiting this [map](#) and typing in the address for the property. In the "Parcel" layer, the tax key/parcel ID is categorized as "PARCELID."

Will someone other than the property owner be the main point of contact and representative for this petition?

No

Mailing address:

230 W Catalpa Drive, Suite A
Mishawaka, Indiana, 46545

Variance

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. Please address how the project meets the following criteria:

Special Exception

For what use are you requesting a Special Exception?

DUPLEX

Project Summary:

Construction of a new duplex.

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because:

It will provide additional housing.

The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because:

it will provide new housing for a currently vacated plot.

The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because:

Design is consistent with surrounding neighborhood.

The proposed use is compatible with the recommendations of the Comprehensive Plan, because:

Design is consistent with surrounding neighborhood.

Upload a site plan to scale indicating scale used (for example 1in. on printer paper = 20ft. in real life or 1 square on graph paper = 5ft. in real life). Include property lines and all structures.



1246 Howard Street Site Plan SITE (1).pdf



Howard St Duplexes.pdf

Rezoning

Subdivison

Annexation

Use Variance

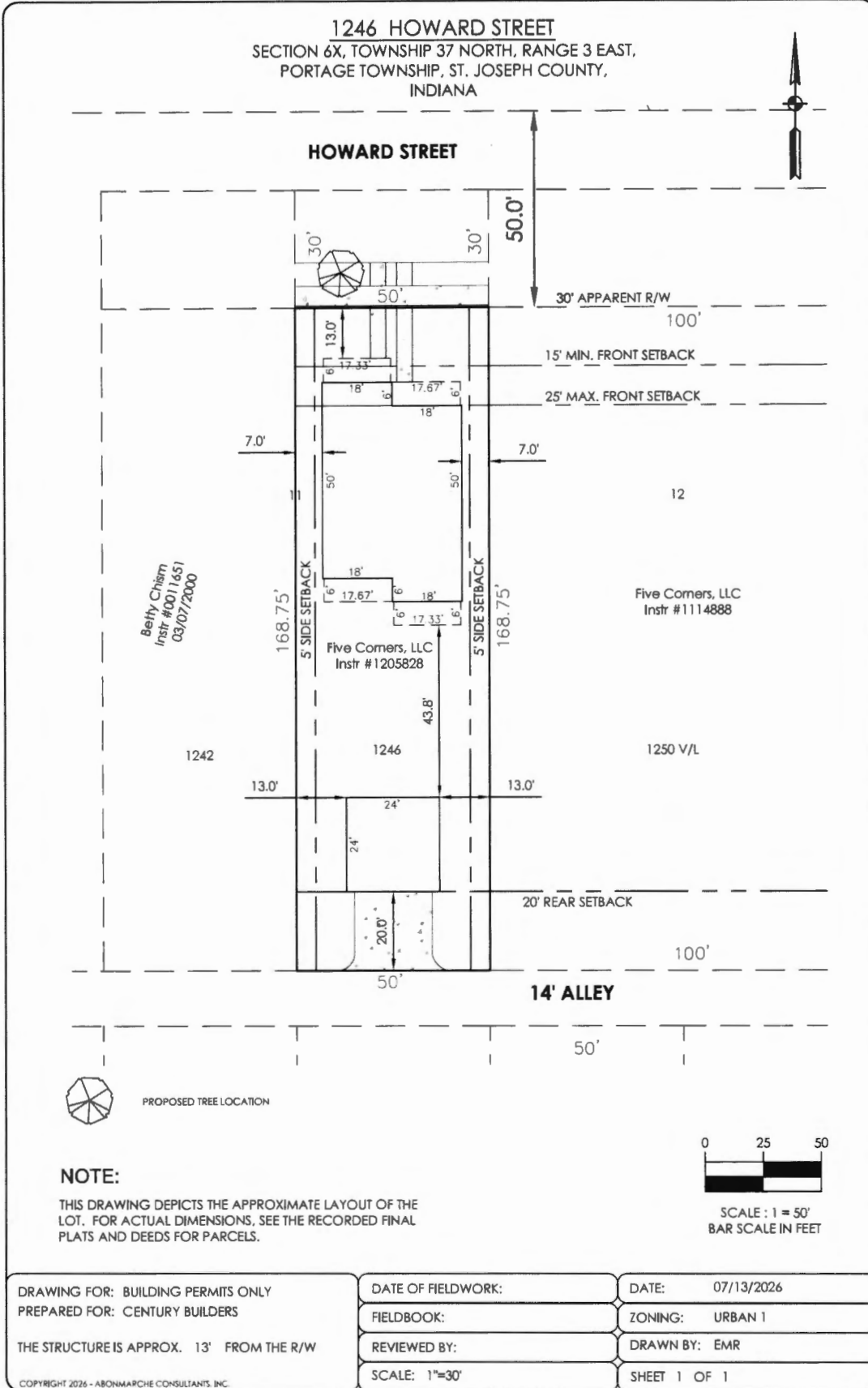
A Use Variance may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria:

Terms and Conditions

Terms and Conditions	Accepted
Terms and Conditions	Accepted
Terms and Conditions	Accepted

By typing my name in the boxes below, I agree that I'm electronically signing this form. I affirm that the information that I've provided is accurate and true to the best of my knowledge. I understand that my electronic signature is legally binding and equivalent to my handwritten signature.

Name:	Sherry Akey
Date	Wednesday, July 15, 2026



HOWARD STREET DUPLEXES



FRONT VIEW



REAR VIEW

OR ALTERNATE FRONT

SQUARE FOOTAGE

	UNIT A	UNIT B
FIRST FLOOR	900 SF	900 SF
SECOND FLOOR	884 SF	950 SF
LOWER LEVEL FINISHED (LOWER LEVEL UNFINISHED)	850 SF (50 SF)	850 SF (50 SF)
TOTAL FINISHED	2634 SF	2700 SF



HOWARD STREET DUPLEXES

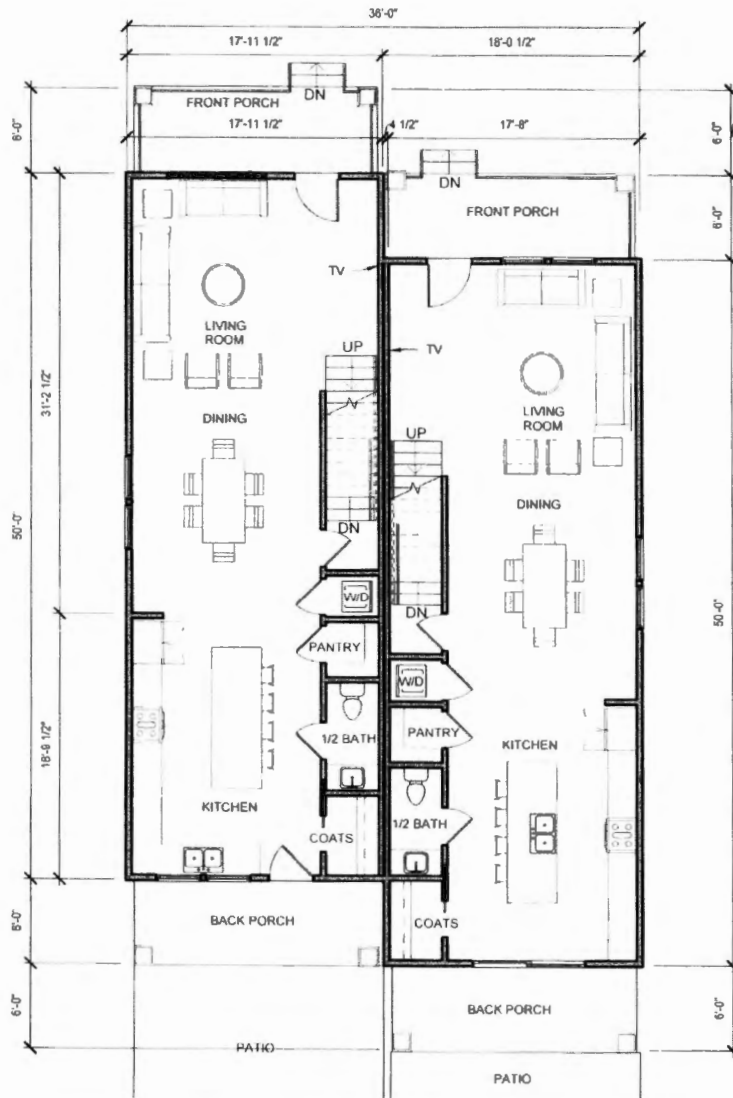
1248 - 1250 Howard St.
South Bend, Indiana 46617

DATE
REVISION

© 2008
STUDIO SIERA LLC
ALL RIGHTS RESERVED

SHEET NO.

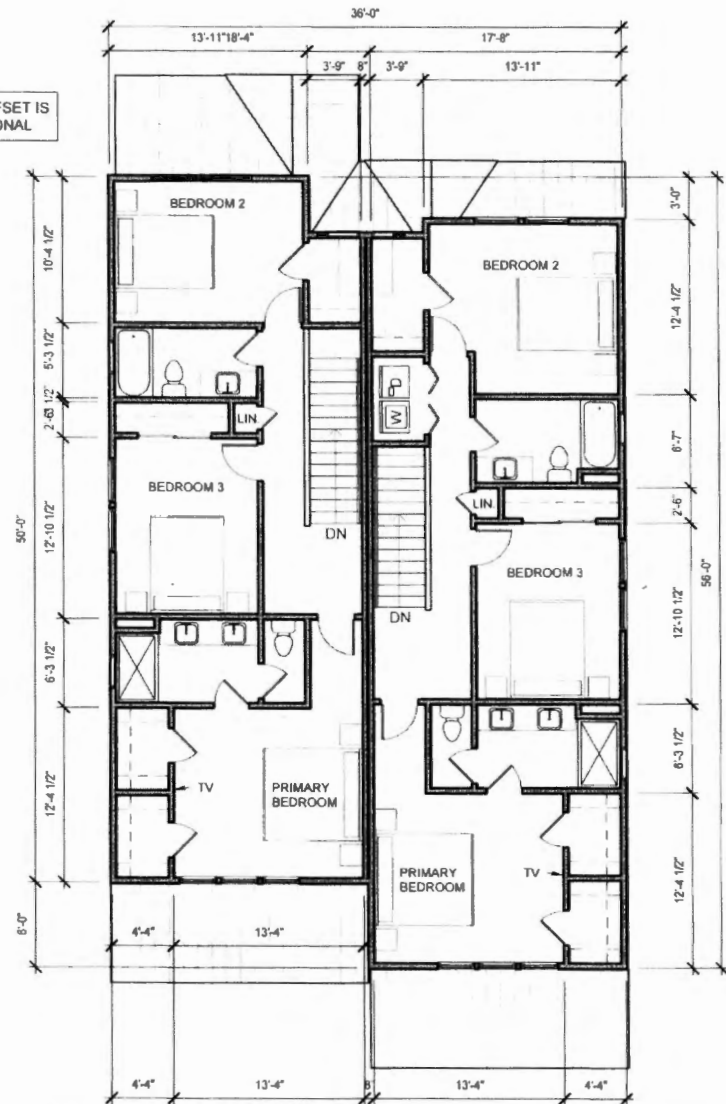
-1-



CONCEPTUAL GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

6' OFFSET IS
OPTIONAL



CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



PRELIMINARY

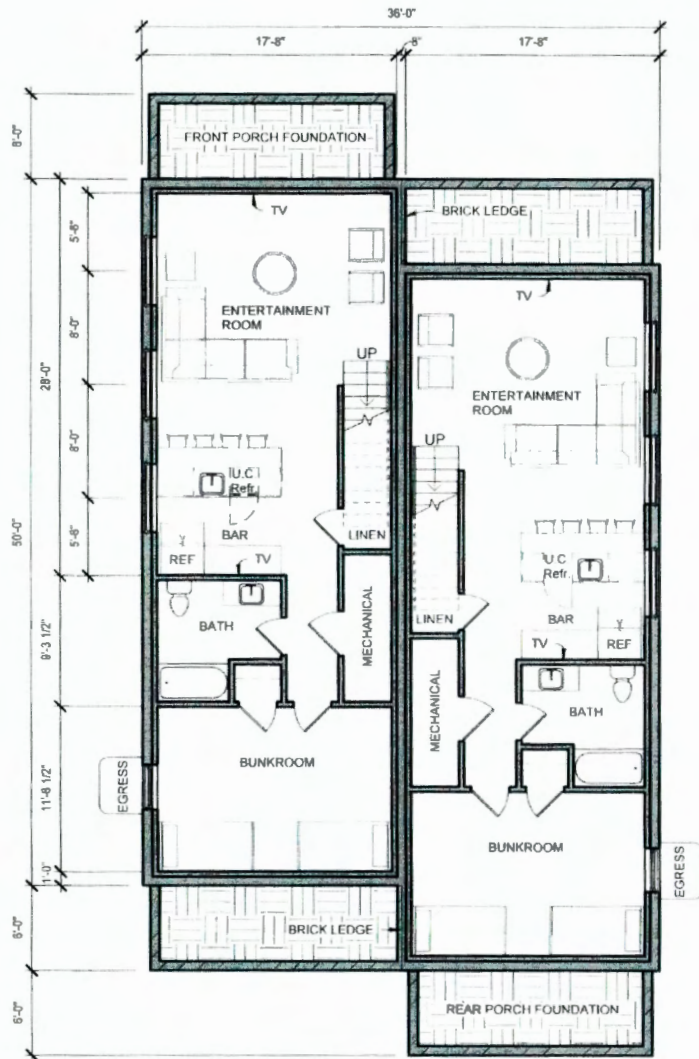
HOWARD STREET DUPLEXES

1246 - 1350 Howard St.
South Bend, Indiana 46617

DATE: 08/23/2018

BY: JRM
STUDIO SIERA LLC
ALL RIGHTS RESERVED

SHEET NO.



CONCEPTUAL LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

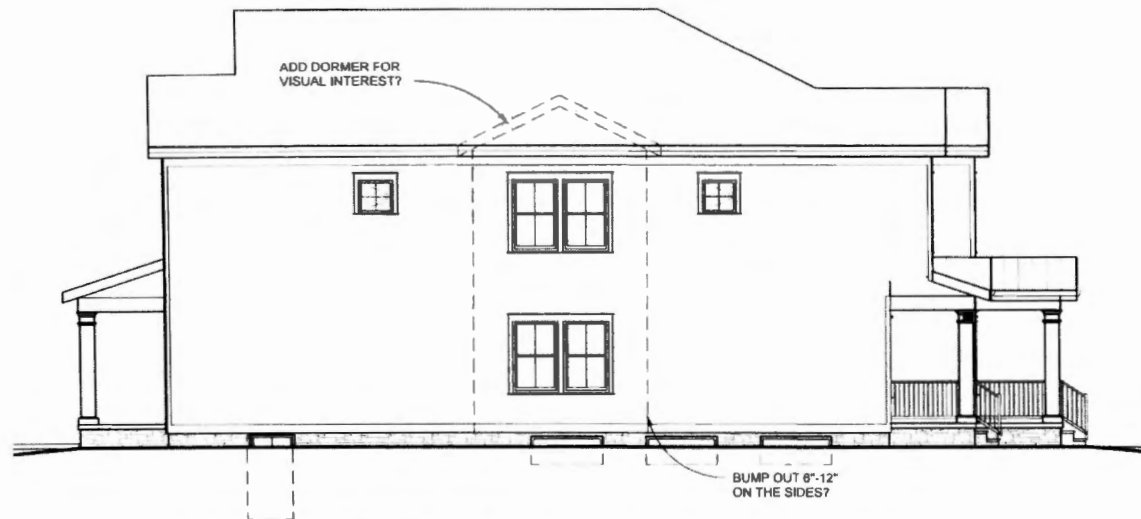
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

STUDIO • SIERA
CENTURY BUILDERS
PRELIMINARY
HOWARD STREET DUPLEXES
1244 - 1250 Howard St. South Bend, Indiana 46817
DATE: 10/1/2010
BY: JMM PROJECT: SIERA LLC ALL RIGHTS RESERVED
SHEET NO.
-4-



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



PRELIMINARY

HOWARD STREET DUPLEXES
1246 - 1250 Howard St
South Bend, Indiana 46617

DATE
08/26/2018
BY
STUDIO SIERA LLC
ALL RIGHTS RESERVED

SHEET NO.
-5-

City of South Bend

BOARD OF ZONING APPEALS

August 18, 2026

Honorable Dr. Oliver Davis
3rd Floor, City Hall
South Bend, IN 46601

Filed in Clerk's Office

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: Special Exception Lot 17 as shown on the North Sunnyside Second Addition recorded plat

Dear Committee Chair Dr. Davis:

Enclosed is an Ordinance for the proposed Special Exception at the above-mentioned location. Please include the attached Ordinance on the Council agenda for **first reading** at your **August 24, 2026**, Council meeting and set it for public hearing at your **September 14, 2026**, Council meeting. The petition is tentatively scheduled for public hearing at the September 8, 2026, South Bend Board of Zoning Appeals meeting. The staff report and recommendation of the South Bend Board of Zoning Appeals will be forwarded to the Office of the City Clerk by noon on the Wednesday following the public hearing.

The petitioner provided the following to describe the proposed project:
A Special Exception to allow for the use of a duplex.

The full petition is attached for your reference. Changes may occur between the filing and the public hearing. Any substantial changes will be identified at the Council meeting.

If you have any questions, please feel free to contact our office.

Sincerely,



Brian Killen
Zoning Administrator

CC: Bob Palmer

Aug 19, 2026

BILL NO. 57-26

Bianca Tirado
City Clerk, South Bend, IN

ORDINANCE NO. _____

**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 LOT 17 AS SHOWN ON THE
NORTH SUNNYSIDE SECOND ADDITION RECORDED PLAT
COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

Request a Special Exception to allow a two-unit dwelling

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. The Common Council has provided notice of the hearing on the Petition from the Advisory Board of Zoning Appeals pursuant to Indiana Code Section 5-14-1.5-5, requesting that a Special Exception be granted for property located at:

Lot 17 as shown on the North Sunnyside Second Addition recorded plat

In order to permit a two-unit dwelling.

SECTION II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the petition of the Advisory Board of Zoning Appeals, a copy of which is on file in the Office of the City Clerk.

SECTION III. The Common Council of the City of South Bend, Indiana, hereby finds that:

1. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience, or general welfare;
2. The proposed use will not injure or adversely affect the use of adjacent area of property values therein;
3. The proposed use will be consistent with the character of the district in which it is located, and the land uses authorized therein;
4. The proposed use is compatible with the recommendations of the City of South Bend Comprehensive Plan;

SECTION IV. Approval is subject to the Petitioner complying with the reasonable conditions, if any, established by the Advisory Board of Zoning Appeals which are on file in the Office of the City Clerk.

SECTION V. This Ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the mayor, and legal publication, and full execution of any conditions or Commitments placed upon the approval.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the ____ day of _____, 2026, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

SITE PLAN

**IN PART OF THE WEST HALF OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 3 EAST,
PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA**

Filed in Clerk's Office

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

**LEGAL DESCRIPTION PER DOCUMENT NO.
2023-03011, ST. JOSEPH COUNTY RECORDS:**
LOTS 4 & 17 NORTH SUNNYSIDE 2ND ADD

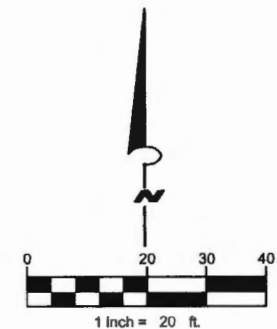
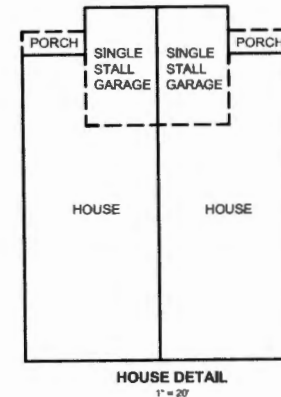
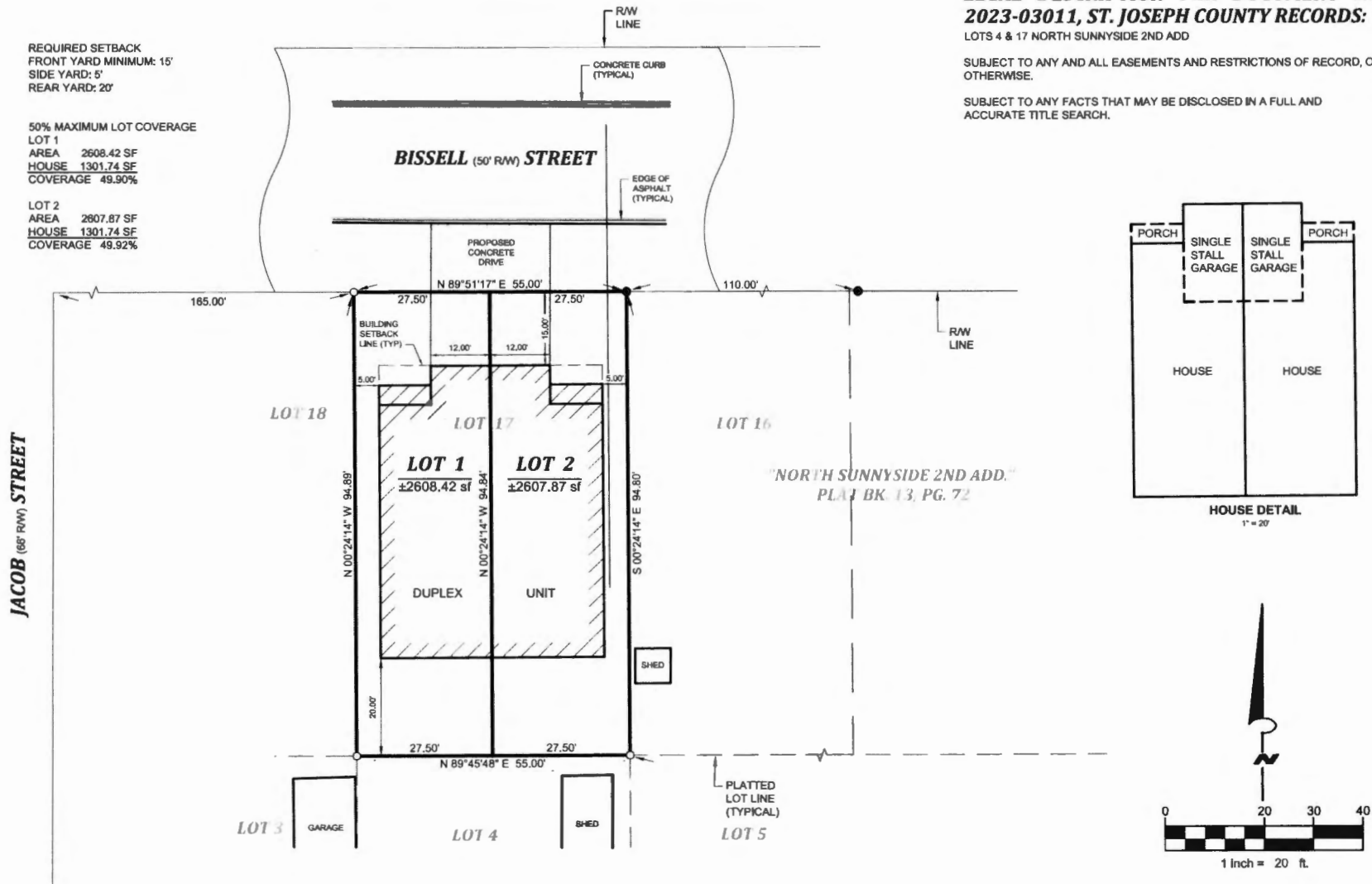
SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

REQUIRED SETBACK
FRONT YARD MINIMUM: 15'
SIDE YARD: 5'
REAR YARD: 20'

50% MAXIMUM LOT COVERAGE
LOT 1
AREA 2608.42 SF
HOUSE 1301.74 SF
COVERAGE 49.90%

LOT 2
AREA 2607.87 SF
HOUSE 1301.74 SF
COVERAGE 49.92%





WIGHTMAN

1402 ARBARRA AVE.
SOUTH BEND, IN 46815
(317) 333-1841

www.gnwrightman.com

PROJECT NAME
VARIANCE PETITION

MWGM INDIANA LLC
5534 SAINT JOE ROAD
FT. WAYNE, IN 46835

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2026	PRELIMINARY SITE PLAN

DATE: 08/11/2026
SCALE: 1" = 20'

JOB No. 261542
1 OF 1

BOARD OF ZONING APPEALS

Petition for Variance - Special Exception

Property Information

Tax Key Number: 018-5089-318001

Address: vacant land west and adjacent to 1430 Bissell Street, South Bend, IN 46617

Owner: MWGM Indiana LLC

Zoning: U1 Urban Neighborhood 1

Project Summary:

The owners wish to build a duplex unit within this Northeast Neighborhood Zoning Overlay area. This will require two individual lots to be created through the subdivision process. The property does not have a rear alley. The duplex shall violate a few NNZO overlay and zoning ordinance requirements.

Filed in Clerk's Office

Aug 19, 2026

Requested Action

Bianca Tirado
City Clerk, South Bend, IN

- ☒ Special Exception – *complete and attach Criteria for Decision Making*

Use requested: one duplex unit construction

- ☒ Variance(s) - *List variances below, complete and attach Criteria for Decision Making*

Variance(s) requested:

From 21-03.03(d) to allow 27.5' lot width where 30' lot width is required for Lot 1 and Lot 2.

From 21-03.03(d) to no side yard setback along the east line of Lot 1 where 5' is required.

From 21-03.03(d) to no side yard setback along the west line of Lot 2 where 5' is required.

From Section 21-05.02(4)(A)ii to allow garage facade to face the primary street and to be placed with zero setback from house facade where 20' setback is required for Lot 1 and Lot 2.

Required Documents

- ☐ Completed Application (including Criteria for Decision Making and Contact Information)
☐ Site Plan drawn to scale
☐ Filing Fee

Criteria for Decision Making

Special Exception - *if applicable*

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing. Please address how the project meets the following criteria.

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare, because:

The building shall be a newly constructed duplex. A two unit dwelling will bring more neighbors to the neighborhood which will increase safety and the general welfare of the community.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein, because:

The duplex is consistent with the scale, character, and land use of the surrounding neighborhood and will bring new neighbors to the area. This should not injure or adversely affect the uses or values of adjacent properties and the area around the building.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein, because:

A two unit dwelling will complement the existing housing stock and match the scale and character of the neighborhood, which is made up of predominantly one and two unit dwellings. Multiple two-unit dwellings have been built on neighboring parcels in the past year.

(4) The proposed use is compatible with the recommendations of the Comprehensive Plan, because:

The petition is consistent with Objective H1.1 of the City's Comprehensive Plan, which encourages residential developments that contain a mix of housing types, densities, price ranges, and amenities. It is also consistent with Strategy 3.5 of the Northeast Neighborhood Plan, which calls for supporting the production of a range of housing types in the area.

Criteria for Decision Making

Variance(s) - if applicable

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. Please address how the project meets the following criteria:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community, because:

The duplex construction and new lot configurations shall not be injurious to the public health, safety, morals and general welfare of the community. The lot division is to create for proper ownership of each unit. Garage placement is for best utilization of space.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, because:

The construction of a residential duplex shall follow the continuity of the surrounding area while meeting the increasing need for housing in this area. The addition of this residential structure shall not deter the use or value of the adjacent properties.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property, because:

being this is Duplex construction, strict application of building placement would result in practical difficulties. Therefore requesting appropriate variances would allow better use of the site.

(4) The variance granted is the minimum necessary, because:

The owners believe the proposed duplex configuration would have the least visual impact to the surrounding homes while still supplying the most desired square footage of living space.

(5) The variance does not correct a hardship caused by a former or current owner of the property, because:

The requested variance should have the least impact to surrounding home owners and rectify violating ordinances created by the construction of a duplex.

Contact Information

Property owner(s) of the petition site:

Name: MWGM Indiana LLC c/o Grace Kuo, manager

Address: 5534 Saint Joe Road
Ft. Wayne, Indiana 46835

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Wightman c/o Terance D. Lang, PS

Address: 1402 Mishawaka Avenue
South Bend, Indiana 46615

Phone Number: 574-233-1841

E-mail: tlang@gowightman.com

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:





City of South Bend
PLAN COMMISSION

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

August 19, 2026

Honorable Committee Chair Oliver Davis
3rd Floor, City Hall
South Bend, IN 46601

Filed in Clerk's Office

Aug 19, 2026

Bianca Tirado
City Clerk, South Bend, IN

RE: 20061 DICE STREET PC#0328-25

Dear Committee Chair Dr. Davis:

Enclosed is an Ordinance for the proposed Annexation and Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your August 24, 2026 Council meeting and set it for second reading on October 26, 2026 and third reading on November 9, 2026 Council meetings. The petition is tentatively scheduled for public hearing at the September 21, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

The Petitioners are requesting to annex and rezone the property including rights-of-way of Johnson Road and Dice Street to develop another building on this property for interior storage of excavating equipment and an office. The project will meet the landscaping standards to provide screening from the street and buffer to adjacent residential uses.

If you have any questions, please feel free to contact our office.

Sincerely,

Tim Staub
Zoning Specialist

CC: Bob Palmer

Aug 19, 2026

BILL NO. 58-26

ORDINANCE NO. _____

Bianca Tirado
City Clerk, South Bend, IN

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, ANNEXING TO AND BRINGING WITHIN THE CITY LIMITS OF SOUTH
BEND, INDIANA, AND AMENDING THE ZONING ORDINANCE FOR PROPERTY
LOCATED IN CENTRE TOWNSHIP, CONTIGUOUS THEREWITH;
COUNCILMANIC DISTRICT NO. 5, FOR 20061 DICE STREET & 60555 MAIN
STREET, SOUTH BEND, INDIANA**

STATEMENT OF PURPOSE AND INTENT

The Petitioner desires to annex two properties at the northwest corner of Dice Street and Main Street and annex and rezone one property at the southwest corner of Main Street and Johnson Road from R Single Family District in unincorporated St. Joseph County to I Industrial District in South Bend.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana, as follows:

SECTION I. That the following described real estate is situated in St. Joseph County, Indiana, being contiguous by more than one-eighth (1/8) of its aggregate external boundaries with the present boundaries of the City of South Bend, Indiana, shall be and hereby is annexed to and brought within the City of South Bend:

A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 2 EAST, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH DESCRIBED AS: BEGINNING AT A POINT 60 FEET NORTH AND 960 FEET EAST OF THE NORTHWEST COMER OF LOT NUMBERED 119 GILLMER'S SOUTH MICHIGAN ADDITION; THENCE NORTH 471.1 FEET; THENCE EAST 331.6 FEET TO MAIN STREET; THENCE SOUTH WITH MAIN STREET 474.9 FEET; THENCE WEST 323.6 FEET TO THE POINT OF BEGINNING, BEING LOTS 12 THROUGH 18 IN YODER'S PROPOSED SOUTH MAIN STREET ADDITION, EXCEPTING THEREFROM: A PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 2 EAST, ST. JOSEPH COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 60' N AND 960" E OF THE NORTHWEST CORNER OF LOT NO. 119 GILLMER'S SOUTH MICHIGAN ADDITION (THE FORGOING PORTION OF THIS. DESCRIPTION BEGINNING WITH THE WORDS "AT A POINT" IS QUOTED FROM DEED RECORDED 759, PAGE335) WHICH POINT IS ON THE NORTH BOUNDARY OF

DICE STREET AND SOUTHWEST CORNER OF THE GRANTORS LAND; THENCE SOUTH 88° 44 MIN. 56 SECONDS EAST 293.43 FEET ALONG THE BOUNDARY OF SAID DICE STREET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 4° 18 MINUTES 48 SECONDS EAST 91.84 FEET; THENCE SOUTH 87°17 MINUTES 41 SECONDS EAST 25.43 FEET TO THE WEST BOUNDARY OF MAIN STREET THENCE SOUTH 10 22 MINUTES 53 SECONDS WEST 91.06 FEET ALONG THE BOUNDARY OF SAID MAIN STREET TO THE NORTH BOUNDARY OF SAID DICE STREET; THENCE NORTH 88° 44 MINUTES 56 SECONDS WEST 30.12 FEET ALONG THE BOUNDARY OF SAID DICE STREET TO THE POINT OF BEGINNING. BEGINNING AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT I OF YODER'S PROPOSED SOUTH MAIN STREET ADDITION (DATED 1945 RALPH E. KELLER, ENGINEER); THENCE POINT BEING THE SOUTHWEST CORNER OF LOT I OF BRADBERRY MINOR SUBDIVISION, RECORDED OCTOBER 20TH, 1976, IN PLAT BOOK 31 , PAGE "B", IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTHERLY A DISTANCE OF 459.50 TO AN IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF JOHNSON ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1329.90 FEET TO THE WEST RIGHT OF WAY LINE OF MAIN STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 468.00 FEET TO THE NORTH BOUNDARY LINE OF SAID YODER'S PROPOSED SOUTH MAIN STREET ADDITION; THENCE WESTERLY ALONG SAID NORTH BOUNDARY LINE A DISTANCE OF 1321.60 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM LOT NUMBERED I AS SHOWN ON THE RECORDED PLAT OF BRADBERRY'S MINOR SUBDIVISION, RECORDED OCTOBER 20, 1976 IN PLAT BOOK 31, PAGE B, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA AND ALSO EXCEPTING A PART OF THE EAST HALF OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 2 EAST, ST. JOSEPH COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT I OF YODER'S PROPOSED SOUTH MAIN STREET ADDITION (DATED 1945, RALPH E. KELLER, ENGINEER); SAID POINT BEING THE SOUTHWEST CORNER OF LOT I OF BRADBERRY'S MINOR SUBDIVISION, RECORDED OCTOBER 20, 1976 IN PLAT BOOK 31, PAGE "8", IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA; THENCE NORTHERLY A DISTANCE OF 459.50 FEET TO AN IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON ROAD (THE FORGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS " AT AN IRON PIPE" IS QUOTED FROM INSTRUMENT NO. 8101612); THENCE NORTH 89° 36 MINUTES 40 SECONDS EAST 572.54 FEET ALONG THE BOUNDARY OF SAID JOHNSON ROAD TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING NORTH 89° 36 MINUTES 40 SECONDS EAST 757.36 FEET ALONG SAID BOUNDARY TO THE WEST BOUNDARY OF MAIN STREET; THENCE SOUTH 1° 22MINUTES 53 SECONDS WEST 39.48 FEET ALONG THE BOUNDARY OF SAID MAIN STREET; THENCE SOUTH 89° 50 MINUTES 17 SECONDS WEST 356.29 FEET; THENCE NORTH 88° 43 MINUTES 47 SECONDS WEST 400.13 FEET THENCE NORTH 0° 9 MINUTES 43 SECONDS WEST 26.47 FEET TO THE POINT OF BEGINNING. BEGINNING AT A POINT 60 FEET

NORTH AND 870 FEET EAST OF THE NORTHWEST CORNER OF LOT NUMBERED 119 AS SHOWN ON THE RECORDED PLAT OF GILLMER'S SOUTH MICHIGAN STREET ADDITION; THENCE RUNNING NORTH 470.00 FEET TO YODER'S NORTH LINE; THENCE EAST 90 FEET; THENCE SOUTH 471.1 FEET TO A POINT 90 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 90 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AS LOT NUMBERED 11 ON AN UNRECORDED PLAT OF YODER'S PROPOSED SOUTH MAIN STREET ADDITION IN CENTRE TOWNSHIP.

CONTAINING 18.61 ACRES MORE OR LESS.

SECTION II. That the boundaries of the City of South Bend, Indiana, shall be and are hereby declared to be extended so as to include the real estate of the above-described parcel as part of the City of South Bend, Indiana.

SECTION III. Ordinance No. 10689-19, as amended, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the above described real estate, with the exception of all adjacent rights-of-way, in the City of South Bend, St. Joseph County, State of Indiana be and the same is hereby established as I Industrial District.

SECTION IV. This Ordinance shall be in full force and effect 30 days from and after its passage by the Common Council, approval by the Mayor, and legal publication.

Canneth J. Lee, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the ____ day of _____, 2026, at ____ o'clock .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2026, at ____ o'clock
____.m.

James Mueller, Mayor
City of South Bend, Indiana