

REPORT OF SUB-COMMITTEE ON MINUTES

TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

DATE: 08-10-2026

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:


SHERRY BOLDEN-SIMPSON


RACHEL TOMAS MORGAN

APPROVED BY THE COMMON COUNCIL ON: 08-24-2026

ATTEST:


BIANCA L. TIRADO, CITY CLERK

Be it remembered that the Common Council of the City of South Bend, Indiana, met in person on Monday, August 10th, 2026, at 7:00 P.M. Council President Canneth Lee called the meeting to order. The invocation was given by Pastor Jason Miller of South Bend City Church, and the Pledge to the Flag was given.

Please note the attached link for the meeting recording:
<https://docs.southbendin.gov/WebLink/0/edoc/412048/08-10-2026%20Common%20Council%20Meeting%20Recording.mp4>

ROLL CALL

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Sheila Niezgodski	6 th District, Vice President
Rachel Tomas Morgan	At-Large

OTHERS PRESENT

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

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

SUB-COMMITTEE ON MINUTES:

July 27, 2026

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

City Clerk Bianca Tirado stated that the Sub-Committee on Minutes inspected the July 27, 2026, Common Council meeting minutes and recommend they be approved.

Councilmember Dr. Oliver Davis moved to approve the July 27, 2026, Common Council meeting minutes, which was seconded by Councilmember Sherry Bolden-Simpson and carried via a vote by voice.

SPECIAL BUSINESS

BILL NO.

26-21

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, URGING A PAUSE ON THE ENACTMENT OF THE MIDWEST CONTINENTAL DIVIDE TRAIL AND COMMITTING TO RESIDENT INPUT, FISCAL RESPONSIBILITY, AND PROPERTY RIGHTS

Council President Lee asked Council Attorney Bob Palmer to give remarks.

Attorney Palmer explained that the resolution has previously been subject to public hearing, was vetoed by the Mayor, and is now before the Council for possible veto override. He stated that no public input would be taken and that six (6) votes are required to override the veto.

Clerk Tirado read the bill to the Council.

Councilmember Dr. Heidi Beidinger moved to override the veto, which was seconded by Councilmember Bolden-Simpson and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

REPORTS FROM CITY OFFICES

None.

RESOLVE INTO THE COMMITTEE OF THE WHOLE

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

PUBLIC HEARINGS

BILL NO.

39-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, REPEALING CHAPTER 5 OF THE SOUTH BEND MUNICIPAL CODE ENTITLED RESPONSIBLE ANIMAL AND PET OWNERSHIP CARE AND CONTROL REGULATIONS, AND REPLACING IT WITH A NEW CHAPTER 5 ENTITLED ANIMAL CARE REGULATIONS AND WELFARE ENFORCEMENT (SUBSTITUTE)

Councilmember Dr. Davis moved to accept Substitute Bill No. 39-26, which was seconded by Councilmember Dr. Beidinger and carried via a vote by voice.

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

After the second (2nd) reading, Councilmember Sharon McBride stated that Bill No. 39-26 went before the Health and Public Safety Committee and comes with a favorable recommendation.

Jenna Throw, City Attorney, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, presented the bill. She summarized the proposed updates to Chapter Five (5) of the municipal code, which are intended to clarify and strengthen animal welfare regulations, codify existing care standards, improve transparency and compliance, and strengthen enforcement for serious or repeat violations. She stated that Chapter Five (5) was reorganized to group related requirements together and make it easier for residents and staff to find relevant information. She explained that the animal care standards were expanded to help staff identify mistreatment and neglect, support timely enforcement action, and educate the public on responsible animal ownership. She explained that the permitting and licensing language was standardized across regulated activities to keep the process consistent. She explained revisions to the animal designation system, which now clearly define the criteria, procedures, and outcomes for each designation tier: "public nuisance," "dangerous," and "vicious." She introduced the Regulated Animal Possession Permit, a new enforcement tool for owners with repeated or high-risk violations, which would replace the Habitual Animal Offender designation. She said these permits can come with individualized conditions, and they may be denied for extreme offenses. She

described other changes that were made to strengthen enforcement and due process in Animal Welfare Commission proceedings. Finally, she summarized the feedback from the Animal Welfare Commission that was incorporated into the substitute bill.

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

Councilmember Dr. Davis moved to send Bill No. 39-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

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

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

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 47-26 went before the Zoning and Annexation Committee and comes with no recommendation.

Tim Staub, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, confirmed that the petitioner was not present in person or online.

Councilmember Gooden-Rodgers asked Attorney Palmer how to proceed.

Attorney Palmer advised that when a presenter does not appear, a motion to table the bill until the next meeting is appropriate.

Councilmember Dr. Davis moved to table Bill No. 47-26 until the next meeting, which was seconded by Councilmember Dr. Beidinger and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

48-26

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND ESTABLISHING HISTORIC LANDMARK STATUS FOR THE STRUCTURE AND REAL PROPERTY KNOWN AS THE OLIVET AME/ZION HILL MISSIONARY BAPTIST CHURCH LOCATED AT 310 WEST MONROE STREET IN THE CITY OF SOUTH BEND, INDIANA

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

After the second (2nd) reading, Councilmember Dr. Davis stated that Bill No. 48-26 went before the Zoning and Annexation Committee and comes with a favorable recommendation.

Ross Van Overberghe, Historic Preservation Administrator, with offices on the fourth (4th) floor of City Hall, South Bend, IN 46601, presented the bill. He stated that a petition to designate 310 West Monroe Street as a historic landmark was submitted by the congregation of Zion Hill Missionary Baptist Church, which has occupied the site since 1986. He spoke about the property's historical significance as the original site of Olivet AME, the first (1st) church in the City established by a congregation of African American descent. He noted the building's educational value as an intact structure that exemplifies the methods and materials of early twentieth (20th) century church design and construction. He added that the bill comes with a favorable recommendation from the Historic Preservation Commission.

Pastor Chris Derrickson, Zion Hill Missionary Baptist Church, 1333 Farmcrest Circle, Mishawaka, IN 46544, thanked Councilmembers for their support during the Committee meeting. He acknowledged the Olivet AME congregation and the vision of their founding pastor, John Bundy. He spoke about the church's cultural significance and asked Council to support the bill.

Councilmember Bolden-Simpson expressed strong support for the bill and noted that her former pastor, Reverend Booker T. West, would have been pleased to see this.

Council President Lee acknowledged the church's legacy in the City going back to 1870. He asked how the Zion Hill congregation has been able to keep the building in good shape over the years.

Pastor Derrickson said they have maintained the building through the grace of God. He acknowledged the Zion Hill congregation and his own role as a leader in the church.

Councilmember Dr. Davis asked about Zion Hill's relationship with the South Bend Cubs.

Pastor Derrickson replied that the relationship is very friendly. He explained that Joe Hart and Andrew Berlin approached Zion Hill in 2017 about building a partnership, which they accepted. Zion Hill gave them easement rights, the South Bend Cubs donated funds to the church, and they have since held community breakfasts together. He spoke favorably about their rapport and conflict resolution.

Councilmember McBride expressed support for Zion Hill and said she is glad to hear about their positive relationship with the South Bend Cubs. She thanked Oletha Jones and the Historic Preservation Commission for their work to establish landmark status.

Pastor Derrickson echoed Councilmember McBride's gratitude toward Oletha Jones and the Historic Preservation Commission.

Councilmember Gooden-Rodgers opened the public hearing.

Alma Powell, 52095 Carriage Hills Drive, South Bend, IN 46635, spoke in favor of the bill as chief steward of Olivet AME. She acknowledged Oletha Jones, Pastor Derrickson, and the Zion Hill congregation for continuing upon the foundation set by Olivet in 1870. She said she is among the oldest living members still in attendance, and she was married at the church sixty-one (61) years ago.

Cheryl Ashe, 3830 Langley Drive, South Bend, IN 46614, spoke in favor of the bill. She said Olivet was the first (1st) church she attended as a child. She spoke about learning to do community service through her involvement with the church. She said Zion Hill is continuing in the tradition of Olivet.

George Garner, 911 East Wayne Street, South Bend, IN 46617, spoke in favor of the bill. He stated that the church has housed two (2) deeply community-oriented African American congregations and welcomed thousands of people over the course of its history. He said these congregations have legacies spanning the City's entire history, from the earliest founding families to today's community leaders.

Councilmember Gooden-Rodgers closed the public hearing.

Councilmember Bolden-Simpson moved to send Bill No. 48-26 to the Full Council with a favorable recommendation, which was seconded by Council President Lee and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

49-26

PUBLIC HEARING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA AMENDING SECTION
9-16 OF THE SOUTH BEND MUNICIPAL CODE
TO ESTABLISH RATES FOR MOBILE
INTEGRATED HEALTH CARE VISITS

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

After the second (2nd) reading, Councilmember White stated that Bill No. 49-26 went before the Personnel and Finance Committee and comes with a favorable recommendation.

Attorney Throw presented the bill, which establishes rates and charges for the City’s mobile integrated healthcare program. She explained that new state legislation requires insurance companies to cover mobile integrated healthcare services.

Andrew Myer, Assistant Chief of Emergency Medical Services (EMS), South Bend Fire Department (SBFD), 1222 South Michigan Street, South Bend, IN 46601, elaborated on the City’s mobile integrated healthcare program. He said SBFD has had this program quite some time, and in 2021 it was the first (1st) mobile integrated healthcare program to be formally recognized by the state of Indiana. He explained that the program is staffed by two (2) experienced full-time paramedics who respond to nine-one-one (911) calls in non-emergency situations and address the needs of frequent callers. He said the bill would allow the City to be reimbursed for these services.

Councilmember Dr. Beidinger asked where the idea for this program came from.

Assistant Chief Myer said they were inspired by a program out of Wake County, North Carolina, and they tried several different models to tailor it to the needs of the South Bend community. He said the program is broad, addressing both social and healthcare needs. He noted that it is expensive to rely on the nine-one-one (911) system for healthcare, and this program reduces costs for both patients and the City.

Council President Lee stated that insurance would pay for insured patients. He asked for confirmation that uninsured patients would not be charged.

Assistant Chief Myer confirmed that is correct. He clarified that they are not discouraging people from calling nine-one-one (911), but they are guiding residents to use the system correctly.

Councilmember White acknowledged Assistant Chief Myer and Fire Chief Carl Buchanon for their work to ensure the safety of residents.

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

Councilmember White moved to send Bill No. 49-26 to the Full Council with a favorable recommendation, which was seconded by Councilmember McBride and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

RISE AND REPORT

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

REGULAR MEETING RECONVENED

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

BILLS ON THE THIRD READING

BILL NO.

39-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, REPEALING CHAPTER 5 OF THE SOUTH BEND MUNICIPAL CODE ENTITLED RESPONSIBLE ANIMAL AND PET OWNERSHIP CARE AND CONTROL REGULATIONS, AND REPLACING IT WITH A NEW CHAPTER 5 ENTITLED ANIMAL CARE REGULATIONS AND WELFARE ENFORCEMENT (SUBSTITUTE)

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

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

Councilmember Gooden-Rodgers stated that Bill No. 39-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 39-26, which was seconded by Councilmember Bolden-Simpson and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

48-26

THIRD READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE AND ESTABLISHING HISTORIC LANDMARK STATUS FOR THE STRUCTURE AND REAL PROPERTY KNOWN AS THE OLIVET AME/ZION HILL MISSIONARY BAPTIST CHURCH LOCATED AT 310 WEST MONROE STREET IN THE CITY OF SOUTH BEND, INDIANA

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

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

Councilmember Gooden-Rodgers stated that Bill No. 48-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember Gooden-Rodgers moved for the passage of Bill No. 48-26, which was seconded by Councilmember White and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

49-26

THIRD READING ON AN ORDINANCE OF THE
COMMON COUNCIL OF THE CITY OF SOUTH
BEND, INDIANA AMENDING SECTION 9-16 OF
THE SOUTH BEND MUNICIPAL CODE TO
ESTABLISH RATES FOR MOBILE
INTEGRATED HEALTH CARE VISITS

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

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

Councilmember Gooden-Rodgers stated that Bill No. 49-26 was heard in the Committee of the Whole and comes to the Full Council with a favorable recommendation.

Councilmember McBride moved for the passage of Bill No. 49-26, which was seconded by Councilmember Dr. Davis and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

RESOLUTIONS

BILL NO.

26-22

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND 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.

Clerk Tirado read the bill to the Council.

After the reading, Councilmember White stated that Bill No. 26-22 went before the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Erik Glavich, Director of Growth and Opportunity, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He stated that Tenneco, Inc. is an auto supplier with over one hundred (100) employees at their facility on Cleveland Road. He said this facility has been a source of high-paying jobs in the City’s manufacturing sector since 1987. He explained that they are now expanding their manufacturing capabilities with an eight-point-five-million-dollar (\$8,500,000) investment in new equipment. They are seeking a five (5)-year personal property tax abatement with a commitment to bring eighty (80) new jobs to the City. He shared tax estimates projecting that Tenneco would pay one-hundred-seventy-thousand dollars (\$170,000) in new taxes over the five (5)-year term, with four-hundred-fifty-thousand dollars (\$450,000) abated.

Allen Sullivan, Tenneco Inc., 3605 West Cleveland Road, South Bend, IN 46628, invited questions from Councilmembers.

Councilmember Dr. Beidinger asked about the hiring timeline and pay rate for the eighty (80) new employees.

Allen Sullivan replied that the project is launching this December. He said most of the new employees will be welders with a pay rate of twenty-four dollars (\$24) to thirty-six dollars (\$36) per hour, depending on experience.

Councilmember Gooden-Rodgers asked about employee tenure at the South Bend plant.

Allen Sullivan stated that their most tenured employee has been with them for thirty-eight (38) years, and they have three (3) employees who have been there longer than thirty-five (35) years. He noted that the plant itself is approaching its forty (40)-year anniversary.

Councilmember Dr. Davis asked for a summary of the Committee meeting discussion.

Allen Sullivan said they discussed Apollo, the company that owns Tenneco, and how this project will strengthen business at the South Bend facility. He said the new equipment will allow them to enter a new market where there is currently more demand than supply. He stated that the South Bend facility will be the only location in the company that is building this unit, bringing a significant number of jobs to the City.

Council President Lee acknowledged Tenneco’s history of hiring minorities and individuals from reentry programs. He expressed gratitude that they are in the First (1st) District.

Councilmember Bolden-Simpson encouraged Tenneco to recruit from South Bend Community School Corporation’s annual trade show at Notre Dame. She stated that young people need good-paying jobs that allow them to use their minds and hands.

Allen Sullivan replied that he wrote down the trade show information.

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

Councilmember Dr. Davis moved for the passage of Bill *No. 26-22*, which was seconded by Councilmember Gooden-Rodgers and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

26-23

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND 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

Clerk Tirado read the bill to the Council.

After the reading, Councilmember White stated that Bill *No. 26-23* went before the Community Investment Committee and comes to the Full Council with a favorable recommendation.

Erik Glavich presented the bill. He stated that Great Lakes Capital, through the GLC Mid-Bay LLC, is seeking a real property tax abatement to build a new speculative industrial building in the Portage Prairie development area. He said the building’s flexible design could accommodate a single tenant or multiple smaller tenants. The expected cost is eight-point-eight million dollars

(\$8,800,000). He noted that it is difficult to determine the employment impact of a speculative building, but they expect the project to bring at least fifteen (15) new jobs that pay twenty-five dollars (\$25) per hour. He said the vacant agricultural land currently generates seven-hundred-sixty-three dollars (\$763) per year in property taxes, which would increase to three-hundred-thousand dollars (\$300,000) per year after the building is completed. Over the eight (8)-year abatement term, he estimated that one-point-three-million dollars (\$1,300,000) in property taxes would be paid and one-point-one-five-eight million dollars (\$1,158,000) would be abated. He noted that the tenants pay the property taxes, and an abatement would be an incentive for small businesses.

Ethan Fowler, GLC Mid-Bay LLC, 7410 Aspect Drive, Granger, IN 46530, spoke on behalf of Great Lakes Capital. He said the building is designed with small- to medium-sized businesses in mind, instead of a single tenant. He reiterated that the abatement would directly benefit the tenants by lowering their operating costs.

Council President Lee noted that the property is currently bringing in seven-hundred-sixty-three dollars (\$763) per year in property taxes, and even with the abatement, the project would generate one-point-three-million dollars (\$1,300,000) in property tax revenue.

Council President Lee opened the public hearing.

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, spoke against the bill. She expressed concern that the project would use undeveloped agricultural land instead of redeveloping industrial land. She asked Council to consider requiring written sustainability commitments.

Council President Lee closed the public hearing.

Councilmember Dr. Beidinger acknowledged sustainability concerns. She asked Erik Glavich how the Department of Community Investment incorporates sustainability commitments.

Erik Glavich stated that the municipal code does not consider sustainability or environmental impact as part of the tax abatement code. He gave a general overview of the City’s existing sustainability-related programs and said they encourage sustainability through the plan review process.

Councilmember Dr. Beidinger encouraged Councilmembers to consider sustainability issues and acknowledged that code does not currently account for this.

Councilmember Dr. Davis moved for the passage of Bill No. 26-23, which was seconded by Councilmember McBride and carried by a vote of seven (7) ayes with two (2) Councilmembers absent.

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

Councilmember White encouraged scheduling some Committee time to further discuss sustainability concerns.

BILLS ON THE FIRST READING

BILL NO.

50-26

FIRST READING 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

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

Council President Lee entertained a motion to send Bill No. 50-26 to the Plan Commission for public hearing on August 17, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on August 24, 2026.

Councilmember Dr. Beidinger moved to send Bill No. 50-26 to the Plan Commission for public hearing on August 17, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on August 24, 2026. The motion was seconded by Councilmember McBride and carried via a vote by voice.

51-26

FIRST READING 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

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

Council President Lee entertained a motion to send Bill No. 51-26 to the Personnel and Finance Committee for public hearing and third (3rd) reading on August 24, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 51-26 to the Personnel and Finance Committee for public hearing and third (3rd) reading on August 24, 2026, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

52-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 4 OF THE SOUTH BEND MUNICIPAL CODE TO ESTABLISH ARTICLE 5 CONTAINING REGULATIONS TO IMPLEMENT A PERMIT PROGRAM FOR SHORT-TERM RENTALS

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

Council President Lee entertained a motion to send Bill No. 52-26 to the Community Investment Committee for public hearing and third (3rd) reading on September 14, 2026.

Councilmember Dr. Davis moved to send Bill No. 52-26 to the Community Investment Committee for public hearing and third (3rd) reading on September 14, 2026, which was seconded by Councilmember Bolden-Simpson and carried via a vote by voice.

53-26

FIRST READING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO IMPLEMENT A SPECIAL EXCEPTION FOR SHORT TERM RENTALS

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

Council President Lee entertained a motion to send Bill No. 53-26 to Plan Commission for public hearing on August 17, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on September 14, 2026.

Councilmember Gooden-Rodgers moved to send Bill No. 53-26 to the Plan Commission for public hearing on August 17, 2026, and to the Zoning and Annexation Committee for public hearing and third (3rd) reading on September 14, 2026. The motion was seconded by Dr. Beidinger and carried via a vote by voice.

54-26

FIRST READING 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

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

Council President Lee entertained a motion to send Bill No. 54-26 to the Community Investment Committee for public hearing and third (3rd) reading on August 24, 2026.

Councilmember Dr. Beidinger moved to send Bill No. 54-26 to the Community Investment Committee for public hearing and third (3rd) reading on August 24, 2026, which was seconded by Councilmember Gooden-Rodgers and carried via a vote by voice.

UNFINISHED BUSINESS

Council President Lee asked Attorney Palmer if it would be an appropriate time to make a statement regarding the veto override.

Attorney Palmer said yes.

Council President Lee stated that the passage of Bill No. 26-21 does not stop the Midwest Continental Divide Trail and does not signal that the Council opposes the trail. He stated that the Council welcomes the investment in conservation and recreation and wants the project to succeed, but that the Council's concern is with transparency, communication, and resident understanding. He stated that residents should know in advance what is being planned near their land and that the Council remains committed to working with the Mayor's Office, state officials, and community stakeholders to ensure transparent and collaborative decision-making.

NEW BUSINESS

Councilmember Bolden-Simpson announced that the first day of school for South Bend Community School Corporation is August 19, 2026, and asked the community to support the state law regarding cell phone restrictions in schools.

Councilmember Dr. Beidinger announced that a town hall meeting on short-term rentals will take place on Wednesday, August 19, 2026, at the downtown library in Classroom B.

Councilmember McBride announced a Riley High School book bag giveaway on Saturday, August 15, 2026, from 1:00 P.M. to 4:00 P.M.

Council President Lee said there will be a school supply event at One (1) Roof on Thursday from 10:00 A.M. to 1:00 P.M.

Councilmember McBride added that One (1) Roof is in the Third (3rd) District, at Dubail Avenue and Fellows Street.

Clerk Tirado asked Councilmembers to send event information to the Clerk's Office so it can be shared with the community.

Councilmember White announced that there will be a back-to-school parade from Washington High School to the Charles Black Center on Saturday, August 15, 2026. She said they will also be giving out school supplies at the event.

Council President Lee announced that the annual fundraising gala for Mamas Against Violence is this Saturday, and his nephew is hosting a free baseball camp at Saint Patrick's County Park.

PRIVILEGE OF THE FLOOR

Council President Lee opened privilege of the floor.

Mary McAfee, Director of Engagement and Economic Empowerment, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, thanked Councilmembers for supporting the Linden

Avenue markets. She announced that the final Linden Avenue Farmers Market of the year will take place on September 12, 2026, with a focus on youth vendors and youth programming.

Diane Benman, 745 Lawndale Avenue, South Bend, IN 46628, spoke about concerns regarding jimson weed, also known as devil's trumpet, growing near recently completed sidewalk and grass work. She said the plant is highly toxic and asked that the matter be investigated.

Shanaye Stewart, 225 East Bronson Street, South Bend, IN 46601, also spoke about concerns regarding toxic plants in the same neighborhood area and requested that affected grass areas be tested and replanted if necessary.

Vernado Malone, 3131 171st Street, Hammond, IN 46323, spoke about a recent encounter with the South Bend Police Department (SBPD), concerns about a Miami Hills resident's apartment conditions, and attendance at Community Police Review Board meetings.

Sherrie Weekly, 218 East Catalpa Drive, Mishawaka, IN 46545, spoke about the death of her son due to an officer-involved shooting during a mental health crisis. She asked for accountability and improved responses to mental health emergencies.

Danielle Bueno, 1216 Longfellow Avenue, South Bend, IN 46615, spoke as the mother of a non-verbal autistic son and asked for additional or improved training and policies for police responses involving disabled persons and mental health emergencies.

Sue Kesim, 4022 Kennedy Drive, South Bend, IN 46614, asked when the 2025 Annual Comprehensive Financial Report will be available, raised concerns about missing financial reports on the public drive, and urged Councilmembers to carefully consider taxpayer impacts during budget season.

Tiana Batiste Waddell, 330 West Colfax Avenue, South Bend, IN 46601, asked about the City's strategic plan for the Reparatory Justice Commission report and requested bias training across City government.

Council President Lee closed privilege of the floor.

ADJOURNMENT

Council President Lee adjourned the meeting at 8:59 P.M.