

REPORT OF SUB-COMMITTEE ON MINUTES

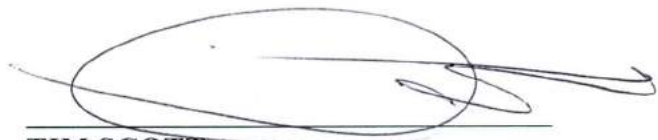
TO THE COMMON COUNCIL OF THE CITY OF SOUTH BEND:

THE SUB-COMMITTEE HAS INSPECTED THE MINUTES OF THE

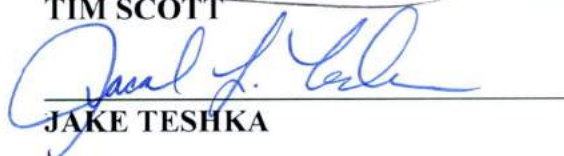
August 26, 2019

MEETING OF THE COUNCIL AND FOUND THEM TO BE CORRECT.

THEREFORE, WE RECOMMEND THE SAME BE APPROVED:

A handwritten signature in black ink, appearing to read "Tim Scott", written over a horizontal line.

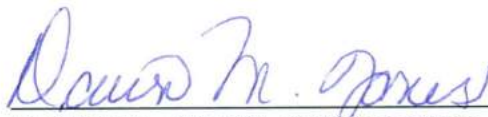
TIM SCOTT

A handwritten signature in blue ink, appearing to read "Jake Teshka", written over a horizontal line.

JAKE TESHKA

APPROVED BY THE COMMON COUNCIL ON: October 14, 2019

ATTEST:

A handwritten signature in blue ink, appearing to read "Dawn M. Jones", written over a horizontal line.

DAWN M. JONES, CITYCLERK

Be it remembered that the Common Council of the City of South Bend, Indiana met in the Council Chambers of the County-City Building on Monday, August 26, 2019 at 7:00 p.m. The meeting was called to order by Council President Tim Scott who stated, I do not see our Invocator, Pastor Patton. I'll go to my bull pen and Mr. Jake Teshka. (Councilmember Jake Teshka)

Council President Tim Scott stated, Thank you. The Pledge to the Flag were given. Councilmember Tim Scott stated, you may be seated. If you would, please turn your cell phones to silent.

Council President Tim Scott started, For the first time, I would like to introduce our new Clerk Dawn Jones. Welcome. Ms. Jones roll call please.

ROLL CALLCOUNCIL MEMBERS PRESENT:

Tim Scott	1 st District, President
Regina Williams-Preston	2 nd District
Sharon L. McBride	3 rd District
Jo M. Broden	4 th District
Jake Teshka	5 th District
Dr. Oliver J. Davis	6 th District
John Voorde	At-Large, Chairperson Committee of the Whole
Gavin Ferlic	At-Large
Karen L. White	At-Large, Vice President

OTHERS PRESENT:

Dawn Jones	City Clerk
Bianca Tirado	Deputy Clerk
Jennifer Coffman	Chief Deputy Clerk
Bob Palmer	Council Attorney

REPORT FROM THE SUB-COMMITTEE ON MINUTES

Councilmember Karen White made a motion that the minutes of the July 8th, 2019, July 22nd, 2019 and August 12th, 2019 meeting of the Council be accepted and placed on file. Councilmember Gavin White seconded the motion which carried by a voice vote of nine (9) ayes.

SPECIAL BUSINESS

There was no special business at this time.

REPORTS OF CITY OFFICES

Representing the City Administration: Genevieve Miller, Deputy Chief of Staff

RESOLVE INTO THE COMMITTEE OF THE WHOLE

At 7:03 p.m. Councilmember Tim Scott made a motion to resolve into the Committee of the Whole. Councilmember Jake Teshka seconded the motion which carried by a voice vote of nine (9) ayes. Councilmember John Voorde, Chairperson, presiding.

Councilmember John Voorde explained the procedures to be followed for tonight's meeting in accordance with Article 1, Section 2-11 of the South Bend Municipal Code.

PUBLIC HEARINGSBILL NO.22-19

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 6, ARTICLE 1, SECTION 6-4 OF THE SOUTH BEND MUNICIPAL CODE TO REQUIRE PAYMENT OF ALL PAST PERMIT AND INSPECTION FEES AND COMPLIANCE ALL APPLICABLE ZONING ORDINANCES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EXCEPTING CERTAIN BUILDING PERMITS ISSUED IN ACCORDANCE WITH LAW PRIOR TO THE EFFECTIVE DATE OF THIS AMENDED ORDINANCE

Councilmember Jake Teshka made a motion to accept the second substitute version of *Bill No. 22-19* related to Zoning and Building Permits to August 26th, 2019. Councilmember Gavin Ferlic seconded the motion which carried by a voice vote of nine (9) ayes.

Councilmember Dr. Oliver Davis, Chair of the Zoning and Annexation Committee, reported that they met this afternoon, and we are bringing this bill to you with a favorable recommendation which also includes the different amendments that came in the second substitute.

Councilmember Tim Scott stated, This ordinance is out of concerns from what we've heard from residents and actually some developers as well on making sure that the horse stays before the cart. There is some ambiguity on the ordinance leaving a lot of discretion to the Building Commissioner to issue permits based on their own call. So, throughout this ordinance the word May was in the original version, and within this we removed the word May and put in Shall. For example, under permits and fees, Two (2), section C permit revocation, Building Commissioner Shall reward building permit when there is any of the following in the application. Getting into that, we met with the Building Commissioner on this and their attorney. They seem to be fine with everything. It was brought up in Committee. Section D was added in by the Administration. To respect them we're going to leave that where it is. I'll turn to Bob Palmer, Legal Attorney for the Common Council on just the minor changes that were made by City Attorney Aladean DeRose. One (1) was under section C, number four (4). The structure which building permit is not issued, not being used or constructed in compliance to zoning ordinance or any other ordinance relating to land use provide such use of construction was not indicated, and the word not was added to it. In application prior to the issuance of building permit. So, that kind of changed a little bit of the language that we had within it. I apologize to the Council, we were looking for a red line. The City provided these to us with the changes, so I don't have the full red line. There was a concern that Councilmember Regina Williams-Preston brought up regarding if there was an issue of an application coming in that was a mistake in good faith that has been added in by using the word Not within that section. So, that kind of takes care of that.

Councilmember Dr. Oliver Davis stated, Again, this helps to protect those who are looking to build things in our area because of the fact that there are some changes. If the City is recommending those changes after they have already agreed then they are protected, and we can work with them. We've had some problems in the past when it has come down to those kinds of issues. So, this helps to clarify that.

Councilmember Jo M. Broden asked, So, just for clarification on page two (2), Section D, did you say that was added by the Administration?

Councilmember Dr. Oliver Davis replied, That is correct.

Councilmember Jo M. Broden asked, Could the sponsors please address intention with regard to any conflicts in the balances of this with any of the balance of the ordinance?

Councilmember Tim Scott replied, Again, the ordinance is laying out what the ordinance is as far as implementation between that, that's between the Building Department, City Zoning and Area Plan. That's coming up online as well. As far as them working out a process of communication and all of that, I know this ordinance has helped them work together a little bit and understand what's going on with these. As far as any type of electronic portal, we have not put that into the ordinance allowing for them to communicate pretty much how they want to communicate. In talking with Chuck Bulot, part of his concern is going through and understanding what our zoning is and what people's intents are when issuing the building permits.

Councilmember Jo M. Broden asked, So, if this is not capturing other departments, fees or fines etc., is it too narrow then?

Councilmember Dr. Oliver Davis replied, No, because it's basically for the building permit. It shouldn't capture the other fees from the Parks Department or any of the other Departments. It should be right where it is. I don't understand why it should be more broad or broader. When it comes down to record keeping, this will only be dealing with the Building Department and the building permits that are out there.

Councilmember John Voorde then opened the floor to the public to be able to speak in support of *Bill No. 22-19* to come to forward.

Rolanda Hughes 1029 Riverside Drive, South Bend, IN stated, It would make sense to me except on the sixth (6th) line down after the word Compliance, just a syntactical thing. Doesn't the word with need to be inserted there in the title?

Councilmember John Voorde opened the floor to the public for anyone wishing to speak in opposition of *Bill No. 22-19*. Seeing none, he then turned the meeting back over to the Council. Councilmember Gavin Ferlic made a motion to send *Bill No. 22-19* to the full Council with a favorable recommendation. The motion was seconded by Councilmember Karen White and was carried with a voice vote of nine (9) ayes.

26-19

PUBLIC HEARING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, AMENDING
SECTION 9-16 OF CHAPTER 9, ARTICLE 3, OF
THE SOUTH BEND MUNICIPAL CODE TO
ADDRESS AMBULANCE/MEDICAL SERVICE
FEES

Councilmember Karen White, Chair of the Personnel and Finance Committee stated, The Personnel and Finance Committee held a committee meeting and public hearing on *Bill No. 26-19*, and we send this bill to you with a favorable recommendation.

Todd Skwarczan, Assistant Fire Chief for the City of South Bend Fire Department with offices located at 1222 S. Michigan Street stated, Tonight I request your action on *Bill No. 22-19*. This is an annual ask before the Council where we adjust our ambulance user fees in accordance with the schedules.

Councilmember Jo M. Broden asked, In your recommendation you are suggesting an automatic annual adjustment, but I would like for Council to consider if we could include flagging the Council whether it be through the budget process or on quarterly updates as those occur.

Assistant Chief Skwarcan replied, In additional language that already exists in that ordinance, there are allowances for that, and we do provide an annual report by the end of May to the Council that would also speak to those issues.

Councilmember Jo M. Broden replied, Perfect.

Councilmember Jo M. Broden went on to ask, When you're looking at section 9.16, the resident and non-resident increases that are there, could you give just a brief overview of the calculations that go into that differential?

Assistant Chief Skwarcan replied, So, each of those are based on our reasonable and customary procedures that have been in place where we use one half (1/2) times the allowable CMS rates. So, that practice has been long standing and established by our rates.

Councilmember Jo M. Broden went on to ask, How long does that go back, that practice?

Assistant Chief Skwarcan replied, It pre-dates me, but if I had to take a guess I would say farther back than fifteen (15) or twenty (20) years.

Councilmember Jo M. Broden asked, But the Reasonable and the Customary is a State standard for any fees correct?

Assistant Chief Skwarcan replied, It is a standard that applies to how an entity creates and generates their fees. So, in other words, if we wanted to change the metric that we use as a multiplier we would have to change our reasonable and customary procedure.

Councilmember Jo M. Broden responded, Ok, thank you very much.

Councilmember John Voorde opened the floor to the public for anyone wishing to speak in favor or in opposition of *Bill No. 26-19*. Seeing none, Councilmember Voorde turned back to the Council for a vote. Councilmember Gavin Ferlic made a motion that *Bill No. 26-19* be sent to the full Council favorably. The motion was seconded by Councilmember Jo M. Broden which carried with a voice vote of nine (9) ayes.

27-19

PUBLIC HEARING ON AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 2, ARTICLE 1, OF THE SOUTH BEND MUNICIPAL CODE BY THE INCLUSION OF NEW DIVISION I ENTITLED YOUTH ADVISORY COUNCIL

Council President Tim Scott made a motion to accept the third (3rd) substitute of *Bill No. 27-19*. The motion was seconded by Councilmember Karen White which carried with a voice vote of nine (9) ayes.

Councilmember Karen White, Chair of the Residential Neighborhoods Committee stated, The Residential Neighborhoods Committee held public hearing and a Committee meeting on the third (3rd) substitute version of *Bill No. 27-19*, and we sent it to Council with a favorable recommendation.

Alkeyna Aldridge, Director of Engagement and Economic Empowerment for the City of South Bend with offices on the 14th floor of the County-City building stated, Thank you to our co-sponsor Karen White. Also, welcome Madame Clerk. I'm so proud to be here with our partner from the NRC tonight. The NRC's new Executive Director, Dr. Barbara Mylan. We are also here with our Board President Akia Young. This has been an exciting collaboration over the last year. We won this past spring, a Community Foundation Grant. A special project grant that's allowing us to build the capacity of this program and make it a sustainable program. This is something that

the Council originally started in 2003 which at that time it was co-sponsored by Councilwoman White, along with then Councilwoman Charlotte Pfeiffer. So, today we're looking at really making that into something that can be sustainable moving into future generations. This is personally significant to me in the way that I grew up on the City's Westside and went to the University of Notre Dame. I had not stepped foot on that Campus until I was admitted there. I had not experienced this City in its fullness until I was already admitted as a student at Notre Dame. I had not seen this City in its full beauty and potential until I was an adult. I hope that this program is something that helps students not only see this City, and the opportunities for them, but see themselves as change agents as well.

Dr. Barbara Mylan, Executive Director of NRC residing at 3252 Chalk Maple Court, South Bend IN stated, To the members of the Common Council I am delighted to be here. We are in support of the amendment that Councilmember White has provided. We support the Youth Council, and as Alkeyna has eloquently described the opportunity that is afforded to young people in South Bend, IN when we have opportunities for civic engagement. The Youth Council will focus on youth participating in leadership activities specifically related to our communities, development of their leadership and how they can participate in City Government. We envision that our youth will be able to research various types of activities or their interest that will result in them being able to come before Council and provide recommendations. We think that by creating a pipeline through the partnership of neighborhood resources connection and the City we will be able to serve more youth within the City of South Bend. The youth, as I mentioned will have an opportunity to prepare and present their research and recommendations for your consideration as it relates to policy and legislation. We hope that you will approve the recommendation by Councilmember Karen White.

Councilmember Karen White stated, I would like to say that I was thrilled to work with the office of Engagement as we begin to amend the Youth Advisory Ordinance that we have already as part of the City government. What's very encouraging is the number of partners as you begin to look at the ordinance itself. Not only do we have the youth advisory component, but we also have engaging youth, engaging neighborhoods as well as the Mayor's Task Force. So, again we have the opportunity to touch young people's lives, but also to get them engaged and connected. During the meetings that we've been having in the community one of the topics was youth engagement as well as empowerment, and so this is a great start for us. So, I appreciate all of your work. Congratulations on receiving the grant that will help us to move forward. Thank you so much.

Councilmember John Voorde turned to the rest of the Council for any questions.

Councilmember Dr. Oliver Davis asked, As the whole Council comes together for the youth, will they be able to sit in our seats and have some of the meetings here? What are your thoughts regarding that? I've seen other Councils where this whole setting would be full of young people, the Clerk and they can participate in as well as pass some types of legislation that will affect them. What are your thoughts about that?

Councilmember Karen White replied, We have a curriculum that has been developed and that's part of some of the activities that we will walk them through. They would actually create an ordinance that impacts their lives. They will sit where we are seated, and we will have individuals in the audience so that they can see how a concept ends up becoming a bill.

Councilmember Dr. Oliver Davis stated, I would also encourage members of this Council and those of us who will not be on the Council at the time to be included in the list of mentors where we can mentor the youth and be able to provide services. So, I appreciate what you're doing.

Councilmember Jo M. Broden asked, Would you kindly go over any of the changes to the substitute bill please.

Ms. Aldridge stated, We did make the changes that you suggested. We would go from one (1) neighborhood association meeting to two (2). That was actually already reflected in the curriculum for this Spring but making sure that's codified moving into the future. The other piece is that we did add the President and Vice President to the mentorship. I think the language that I put there, Vice President and Common Council President along with other members of the Council are strongly encouraged to serve as legislative liaisons.

Councilmember Jo M. Broden stated, Thank you for all of those changes. This is a wonderful piece of legislation. I'm wondering if as a follow up, the Council itself also has a Senior Citizen Advisory Council. I'm wondering if there is any appetite if you would, for looking forward as a Department to utilize that?

Ms. Aldridge replied, One (1) of the first tasks of this Youth Council is obviously to just review this ordinance and understand what their powers and authorities are that will be given to them through this. So, even having that orientation with you all there and sort of making those strong suggestions to them would be extremely helpful in the sort of mentorship that we'd really like to see from everyone.

Councilmember Voorde opened the floor to the public for anyone wishing to speak in support of or against *Bill No. 27-19*.

Jasmine Brown, 230 Sadie Street, South Bend, IN stated, I would like to support this. I have two (2) children that were a part of the Mayor's Task Force. I also have three (3) children that were a part of the Neighborhood Resources Corporation when they were doing engaging youth, engaging neighborhoods. This is a bridging of the two (2) programs. I think it's beneficial for students. I think it's beneficial for the youth in our community to see things and engage with the adults. It shouldn't be two (2) separate entities, they should be bridging themselves together. I think this is a prime example of how a community comes together, how we lead our youth in the right direction, teach them how the process begins to work and how they too can become a part of the system. Thank you for your time.

Marco Mariani, Executive Director of the South Bend Heritage Foundation stated, As a long-time partner with the Neighborhood Resources Corporation over the years, and also as a staffer when I worked for the City and we founded the Neighborhood Resources Corporation, it's encouraging to see this continue to move forward. South Bend Heritage, just for the record is eager to help do whatever we can to assist the Neighborhood Resources Corporation going forward. Thank you.

Akia Young, NRC Board President with offices located at 2117 Vassar Ave., South Bend, IN stated, I am most definitely in support of what you have before you. I'm really excited about the possibilities that we have with this program. Again, using it as a feeder starting with the E.Y.E.N. Program going into the Youth Advisory Council, and hopefully with the Mayor's Youth Task Force. I think that it gives kids the opportunity to make some much needed change that they feel will be able to give them a voice that they might not normally have in the best or worst of circumstances. So, I am definitely in favor of this.

Consuella Hopkins, 2217 Lincoln Way West, South Bend, IN stated, Listening to this, it really goes wonderful with developing a University for our children in a neighborhood where we're restoring the power, the fullness of what a community should be like. To embody the entire wholeness of a community. Making things whole and healing. I think this would be a wonderful addition to what we're doing. A kid university is what we're launching so I'm definitely in support of this. Knowing that there is a lack of understanding. How do you go from voicing your opinion and being a change agent in your own community? So, I think this would be a wonderful advantage for our community as a whole for today and years to come. Thank you.

Councilmember John Voorde stated, are there any further comments from the public to speak in support of or against *Bill No. 27-19*? Seeing none, he turned the meeting back over to the rest of the Council for a vote.

Councilmember Gavin Ferlic made a motion to send *Bill No. 27-19* to the full Council with a favorable recommendation. The motion was seconded by Councilmember Dr. Oliver Davis and was carried by a voice vote of nine (9) ayes.

19-19

PUBLIC HEARING ON AN ORDINANCE
AMENDING THE ZONING ORDINANCE FOR
PROPERTY LOCATED AT 1510 AND 1520
WASHINGTON STREET, AND 1636 CIRCLE
AVE. COUNCILMANIC DISTRICT NUMBER
TWO (2) IN THE CITY OF SOUTH BEND.

Councilmember Dr. Oliver Davis stated, The Zoning and Annexation Committee met this afternoon and we bring this bill to you with no recommendation.

Shawn Kline, with the St. Joseph County Department of Infrastructure, Planning and Growth with offices on the 11th floor of the County-City building stated, The petitioners are requesting a change from LI (Light Industrial) to MU (Mixed Use) for the area outlined in red. To the north of the site across Washington Ave. is old landmark God of Holiness in Christ and St. Augustine Churches in the Mixed-Use district. To the east is New Testament Baptist Church and two (2) single family home dwellings zoned as sub two (2) Single Family and Two (2) Family district as well as industrial uses zoned Light Industrial. To the south our industrial zone use is Light Industrial. To the west are also industrial uses zoned Light Industrial. Currently on the site are three (3) vacant lots. The site plan shows a development on the site for a two (2) story, twenty (20) unit multi-family residential building. Parking would be located to the rear of the building. The development would need to meet the standards of the mixed-use district. The Department of Community Investment offers a favorable recommendation. They note that the proposed rezoning is consistent with the future land use plan of the 2006 Comprehensive Plan which calls for higher density residential in this location. The City Engineer's Office recommends approval as the infrastructure to support this use is already in place. This petition comes to you from the Area Plan Commission and the Zoning and Annexation Committee with no recommendation. Thank you.

Pam Meyer, Director of Neighborhood Development, Department of Community Investment with offices on the 14th floor of the County-City building stated, Good evening Councilmembers, The Department of Community Investment and its partner The South Bend Heritage Foundation are requesting the zoning change which you've just heard from Light Industrial to Mixed Use to allow the land to be used for a multi-family dwelling. The zoning change for the proposed use of the land is consistent with criteria to be considered with a zoning request. Let me recite those criteria. One (1), It meets the City Plan's housing objective to ensure that there is an adequate supply of housing available to meet the needs in the community and address financial capabilities of individuals in the community. It matches the future land use map and the site is shown as high density residential. It is consistent with the character of the area. Multi-Family is the most desirable use, and the down zoning from Light Industrial to Mixed Use does not negatively affect the value of the surrounding uses. While the user is not the technical zoning issue, the history of dealing with the need to address chronic homelessness brought us to this request and opportunity. It addresses the recommendation and is the single largest push for permanent supportive housing units in the community otherwise known as PSH Units.

Ms. Meyer continued by stating, As has been discussed with the Council before, based on the continual and dynamic coordinated entry process the list of over one hundred (100) chronically homeless individuals is reflective of the need. PSH (Permanent Supportive Housing) is the long-term solution to one (1) of the most intractable issues facing cities, including South Bend, It links decent, safe, affordable community based housing with flexible voluntary support services designed to help the individual to stay housed and live a more productive life in the community. This is also a community goal that has been noted throughout the history of addressing the issue of homelessness within our community. Before other team members come up, I'd like to make a few clarifications that I think are important, and each of them will be addressed in more detail by other members of the team. I want to make sure that you recognize, even though it's been said a couple times, this proposed development is for an apartment building. It is not for a homeless shelter, and I know that some of that information has been suggested in the community. Number two (2), the public process, with any project the developer juggles funding opportunities, requirements and time frames along with what would be local funding opportunities, requirements and time frames. The original filing to the Area Plan Commission for this rezoning was in June for the July ADC and then Council process. Notification to the Near Westside Neighborhood occurred

shortly after that. We did agree to delay that, and that's why we're here in August doing this. It is understood that this is a significant issue. We are certainly well aware that any project that we have encountered related to the homeless and brought forward is a significant issue for the community and raises lots of concerns and support on both sides. Additional communication efforts, meetings etc. were intended to supplement the required rezoning notification process that does occur to people living adjacent and in the three hundred (300) foot radius of the project area. Number three (3), relative to public participation I call your attention to the number of letters and emails both opposing and supporting the rezoning as well as the petitions from New Testament Church which is the adjacent property owner and St. Augustine which is the Church across the street. Number four (4), the most updated information on the environmental condition of the site is that it was remediated in 2006, with South Bend Heritage Foundation managing that remediation, and the City funding that. We will have more information about that when Marco Mariani speaks. The last point, Number five (5), the City has heard the concerns about investment infrastructure issues in both the Near Westside neighborhood and Kennedy Park neighborhood, the department commits to meeting with organization representatives to discuss this in more detail in order to come to a consensus in terms of planning and resource attention to those areas. Now I will turn it over to Marco Mariani from the South Bend Heritage Foundation. I have conveyed to you via email the most up to date information on the environmental condition of the site and Marco can speak to that more, but it was remediated in 2006 by the South Bend Heritage Foundation as the manager of the remediation.

Marco Mariani, Director of the South Bend Heritage Foundation with offices located at 803 Lincoln Way West in South Bend, IN stated, South Bend Heritage is proposing to develop this site. It is a two (2) acre site. We intend to build twenty (20) to twenty-two (22) units of Permanent Supportive Housing to house the chronically homeless from the coordinated entry list maintained by the Center for the Homeless. Pam Meyer explained, this will be a two (2) story building with individual apartments approximately five hundred (500) square feet each. There will be community spaces and offices, a parking lot, lighting, landscaping and an outdoor pavilion. South Bend Heritage Foundation will be the owner, developer and property manager. Primary service partners are Oaklawn Health and Indiana Health Clinics. The total project budget is 3.5 million dollars. The primary funding sources are from the State of Indiana at 2.2 million, from the Housing Trust Fund, The Housing Development Fund and State Managed Home Funds. The St. Joseph Housing Consortium is providing support from Federal Home Funds managed locally and the Redevelopment Commission is providing TIF dollars. Construction is anticipated to begin in the Spring/Summer of 2020 with an opening in Summer of 2021. South Bend Heritage Foundation intends to use local contractors to the greatest extent possible for this development as we have done with many of our developments. This project is an outgrowth of the goals noted in the St. Joseph Housing and Community Development Plan to increase permanent supportive housing units in the community and address service gaps for the homeless. It also reflects recommendations for the Regional Planning Council, The Mayor's Working Group on homelessness. Permanent Supportive Housing and Housing First has been identified for several years as a critical part of the City's strategy to break the cycle of homelessness, victimization and shelter space for many chronically homeless individuals. In December 2018, South Bend Heritage Foundation, the City of South Bend and Oaklawn submitted an open public and competitive application to the Indiana Housing Community Development Authority and The Corporation for Supportive Housing to participate in the State of Indiana's Permanent Supportive Housing Institute to address chronic homelessness and Veteran homelessness. Those are both Statewide priorities to incentivize the development of permanent supportive housing across the state through the state. This also includes potential funding through the institute to complete permanent supportive housing locally. The team was accepted into the institute with a funding commitment in February of this year, and we completed the process in June.

Mr. Mariani went on to state, I should mention that permanent supportive housing is a priority for the State Housing Authority to incentivize in communities across Indiana. South Bend is not alone in this effort. Permanent supportive housing is now being developed in Plymouth, Goshen, Elkhart, Gary, Fort Wayne, Bloomington, Evansville and certainly Indianapolis. A few items about the proposed permanent supportive apartments from an operational perspective are that rents are supported through the State of Indiana project based rental vouchers that are place for ten (10) year

cycles which are renewed. Those chronically homeless individuals that want to be housed will pay some portion of the rent. Residents will also have leases and all the associated rights that come with a lease. As chronically homeless individuals, some may also be dealing with a diagnosed mental health or addictions disorder. These disorders are not a barrier to entry for them to rent these apartments. However, sex offenders and violent offenders are not allowed to rent these apartments. It's important to note that residents can be evicted, but the team strives to help residents maintain their housing. The main goal of permanent supportive housing is to keep residents housed not evict them back out onto the street. The team works with residents to develop a housing retention plan to prevent eviction and assist them to realize progress on their path of recovery. If they don't adhere to their plan, if they repeatedly break house rules such as non-payment of rent, damage their apartment, theft, unwanted guests, illegal drugs or fighting they will be evicted, or the lease is not renewed. The apartment community will have a full-time site manager. It will also have a part-time maintenance tech. Engagement with health services is voluntary. That's a tenant of permanent supportive housing. Most residents in permanent supportive housing do however, engage in services. Healthcare outcomes are maintained and monitored by Oaklawn and Indiana Health Center staff. Social Service provision and staff funding is supported through the Medicaid Voucher Program, and from apartment rents. Oaklawn will dedicate one (1) full-time case manager and one (1) full-time recovery coach on the site at the apartments in addition to the balance of their PATH Team on an as needed basis. Indiana Health Centers will also deploy their staff to complete primary health care enrollments and assist as needed in serving residents with their primary care. This is an important point, so I want to introduce the balance of our team on the services side. So, some of the individuals from Oaklawn are going to stand.

Matt Peters, staff member at Oaklawn at 415 E. Madison Street, South Bend, IN stated, I have worked at Oaklawn for the last six (6) years. For the last two (2) years I have served as the team leader for the case management team providing direct care at Oliver Apartments. In my time in this position I've had the privilege of seeing the incredible impact that permanent supportive housing can have on those individuals suffering from homelessness. Through Oliver Apartments, we have worked with some of the most vulnerable individuals who because of their living situation face incredible challenges on a daily basis. One (1) of the residents we were working with to be moved into Oliver Apartments was hospitalized after being attacked and robbed on the street. Another individual almost lost his fingers to frost bite prior to us being able to get him housed. Permanent supportive housing projects such as the one (1) proposed in Oliver Apartments serve many of the most vulnerable individuals from our community and provide an opportunity for these individuals to receive the help that they need and provide the opportunity to change the course of their lives. During our first resident meeting at Oliver Apartments, one (1) of the residents was arguing against the rules of his lease. He stated, what do you expect from us? You can take us out from underneath the bridge, but you can't take underneath the bridge from us. Six (6) months later, at another resident meeting I listened to the same resident chastise a new individual for making a mess in the common area. He stated, you can't act like that. It's not like we're under the bridge anymore. We can truly see the change in these individuals. Many individuals are not as fortunate as the examples that I have shared. Upon initially seeking residents for Oliver Apartments, we worked with individuals off referrals provided to us from partnering agencies. Unfortunately, we discovered that many of these individuals that were referred to us were deceased before our program was able to be opened. At times it can be easy to lose sight of the very real people that these programs affect and the lives they save. I implore you to keep in mind the voices of those members of our community who are not able to be here to speak for themselves. Thank you.

Cindy Schultz, staff member at Oaklawn at 415 E. Madison Street, South Bend, IN stated, For the past twenty-five (25) years I've served our community residents who suffer from a serious mental illness and or addiction. I've had the privilege of overseeing psychiatric services at our Oliver project and will do so for the new project if approved. This new project will continue to reduce the number of homeless from our streets of South Bend. I'm here today to share some excerpts from Oliver residents and how permanent supportive housing has made a positive impact on their life. One (1) resident, Ray wanted to be here today, but was called to work at Memorial Hospital. This is what he had to say, I moved into Oliver Apartments just before Christmas of 2017. Before that I was homeless living on the streets with no food or shelter. I was pretty much hopeless. Since moving in, I started going to the club house, and they helped me get a job. I pay my own rent. It's

been a blessing. Another resident indicates, this project gives people a second chance. A stepping stone for residents serious about making a change for the better. It's been a stepping stone for me. Another resident verbalizes, I was homeless for so long I didn't feel human anymore. Oliver Apartments has helped me get back on my feet. It gave me hope. And finally, another resident stated, I've been doing better since I moved in. I owe Oaklawn my life. They should build more apartments like Oliver. So, thank you for allowing me to give a voice to these residents describing how permanent supportive housing has made a difference in their lives.

Jackie Groves, Team Leader at Oaklawn located at 415 E. Madison Street, South Bend, IN stated, My team does case management and skills training. I'm going to talk about the services that we're going to do with the new project. Oaklawn plans to have two (2) Recovery Coaches involved. Recovery Coaches have lived experience with addictions and or mental illness and can relate to clients in a more personal way. They will be the first to work on engagement with clients. They will do housing retention plans with clients which will be a collaborative effort with client, property management and service provider. Recovery coaches will also do WRAP Plans (Wellness, Recovery and Action Plans). This allows the client to have the wellness toolbox and the coping skills to help them manage symptoms. WRAP Plan also includes a daily maintenance plan to identify triggers and early warning signs to do crisis planning and to have a post crisis plan. Oaklawn plans to have one (1) case manager involved who will help with treatment planning which would be a collaborative effort of helping the client identify goals for treatment linked to community resources such as food pantries, places to obtain clothing, and to get medical treatment such as Indiana Health Center.

Ms. Groves continued, A case manager would also help with referring clients to other needed treatments such as psychiatry, addictions treatment, group and or individual therapy and skills training which helps the client learn activities to daily living and coping skills for symptom management. Oaklawn would also have one (1) resident assistant involved with this project and that would be a person who lives onsite and who is available for immediate supportive services to those in crisis, and this would lead to things like reduced Police calls. Oaklawn plans to have full-time positions with a staggered schedule and to work evenings and weekends so that staff can be available to support clients at all times. All of these services offer a great continuum of care for clients. Thank you.

John Horsley, Vice President of Adult and Addiction Services at Oaklawn Psychiatric Center, 415 E. Madison Street, South Bend, IN stated, Thank you for hearing us out tonight. I know that there are several of us speaking. I appreciate you listening to us and giving a voice to the folks that we serve. As you've heard my colleagues talk about the most vulnerable, layered and traumatized people in our community I just want to highlight some successes that we've had with permanent supportive housing despite challenges. Some of those challenges were very similar to the challenges we're faced with tonight in the neighborhood that we look to go into. Thirty-two (32) of the most vulnerable people were taken off the street and housed immediately in this new project. It was rough, messy work and a hot mess, but very quickly we were able to get thirty-one (31) of those thirty-two (32) engaged in services at Oaklawn and Indiana Health, and their lives immediately became better. Oaklawn has worked to provide a full spectrum of services to folks at Oliver that include psychiatry, therapy, treatment for substance use disorder, skills training case management, recovery coaching, onsite assessments, onsite groups, additions of outside support groups and a team leader that spent a large majority of his time assisting with the services. We partnered with the club house and primary care services to make sure that our folks are living the best possible and getting the best possible care they can. In addition to all of those services for their psychiatric needs and their treatment needs we've also worked with them to provide basic needs. One of the things we've provided that I really enjoy is the weekly cooking class, which I will probably start attending soon. It's a weekly cooking class and its well-attended. In that weekly cooking class, they can get nutrition advice and actually learn how to care for themselves and supply themselves with their basic needs. Of the twenty-six (26) residents we first housed while they were homeless, we were able to deliver three hundred-thirty-six (336) contacts during the year prior to them moving into Oliver. Once they moved into Oliver, we were able to increase that to 1,052 contacts. More contacts meant better quality of life and better engagement in the community at Oliver. Recently, we were awarded funding from the Department of Mental Health and Addiction Services and the State to add a recovery coach to the staff as well as offer other

services and beef up this cooking class a little bit so that we can help them succeed. In addition, we've started supplying Naloxone to resident staff which is made available twenty-four (24) hours a day, and seven (7) days a week by calling for assistance, and we have specific examples that you've heard of tonight of individuals who have been successful.

Mr. Horsley continued, There are some lessons that we learned in our first project that we plan to take very seriously in this project. One (1) of the first lessons that we learned was the need for engagement. As you can imagine, sometimes this is a very difficult group of folks to engage because they live by the don't trust, don't talk and don't feel rules for so long. Recovery coaches have been instrumental in that, especially when it comes to those with substance use disorder, and we've seen dramatic increase in engagement. That's why in our new permanent supportive housing project we hope to increase our recovery coach activity substantially. This time we need to rely on community coordinated entry. We've already met with Brendon from the Center for the Homeless about how we can partner better to make sure that we have a more efficient and controlled process. Folks moving in and getting screened. Moving out and making sure that we're maintaining housing for them. I think that will enable us to continue to provide good services to the folks who are in there rather than focusing so much on trying to find the folks who need to be in there. As Kathy has said, we're going to maximize our oversight and stagger schedules with those strategies that she talked about. What we're noticing is that when we're in the building, not many shenanigans go down, but when we're out of the building there are a lot of shenanigans going down. So, we're changing things up to make sure that we don't repeat that lesson that we learned. We also knew that our neighbors are a huge asset. I appreciate the neighborhood that we're in at Rum Village, and I also appreciate the ability to go to their Neighborhood Association Meeting recently. I went there wondering if I was going to be warmly welcomed or welcomed with pitch forks and torches, but I was warmly welcomed. I explained to them some of the things that we're doing differently, and that they have taken notice. The thing that I really love is that over time, this neighborhood has really begun to engage the folks. They have the same fears, the same concerns and the same anxieties. Over time though, they incorporated this group of people into their community and began to take care of them and began to reach out to them and see them as members of their community. In fact, the Neighborhood Association meeting that I attended was held at the Oliver Apartments.

Mr. Horsley went on, I'm excited that at the proposed site now, that we've already done some engagement with that community. Although, I know there is some opposition there's also some support. It's my belief that over time, this community that I've seen great things happening in over in this area will also embrace these folks and this model. In fact, when I've attended community meetings in that area and when I heard that there was a Zoning Commission hearing I was encouraged that even though some have been in opposition to this site many have discussed the ways they are already helping this very vulnerable population in their neighborhood. That's exciting to me because even though we may have some disagreement right now their heart is in the right place and I think it's just a matter of time before they can embrace a project and help this City move forward into battling homelessness and providing people with dignity. I've also heard some statements that what we're doing at Oliver and what we plan to do in the new project is not permanent supportive housing. However, I'm proud to say that previous project including Oliver have been named as positive examples. They've been award winning and the State of Indiana has recognized us as leaders in this area. So, we are doing permanent supportive housing, I believe that we're doing it well and that many lives are changed as a result. I appreciate your consideration tonight and I hope that we can move forward.

Mr. Mariani stated, In terms of neighborhood and resident safety, as I've said, cameras will be provided throughout the building, the common areas and throughout the exterior of the building entrances and the parking lot. Security lighting will be provided throughout the site and sixteen (16) to twenty-four (24) hour security coverage will be provided by Resident Assistants and off duty South Bend Police Officers that will engage with residents, watch the building and staff the front desk. Cameras are accessible remotely or by cell phone. Most residents have flip phones as at Oliver Apartments so they can call the off-duty police number if they happen to be in a situation. Resident Assistants and South Bend Police Department can certainly call in for additional assistance if they need it. I want to turn it over to another member of our team to talk a little bit about the process at this time.

Debra Stanley, Founder and Executive Director of The Imani Unidad located at 914 Lincoln Way West, South Bend, IN stated, Through my work I have had the opportunity to work with members of our community who for a myriad of reasons have found themselves without shelter. For me, it was trying to find what was available in the community for them. I then started attending meetings for the Continual Care Housing to find out systemically what was going on and what were institutions doing. When I heard about this project, permanent supportive housing coming to this community, as a Board Member for the South Bend Heritage Foundation I went to Marco and I said this is our project. I felt really deeply about that. So, once we decided that this was going to be a part of what we did, we began to travel to Indianapolis. The Indiana Housing Coalition provided us with training. We got an opportunity to tour other permanent supportive housing. We heard from people who had benefited from permanent supportive housing, and one (1) was actually now a homeowner. So, we just knew that this was something that we wanted to bring to South Bend. Please be aware that we have heard the issues and the concerns of the community members. People who live near the area, we have listened to their concerns, and given the depth of these concerns we thought it was important to also share with you what we've done on this project. So, when we sent the application to the State it was submitted without a location or a number of apartment units. So, as the process completed in May or June the team contemplated how to bring as many of these permanent supportive housing units to our community. So, we looked at several sites, and through consultation with our State advisors and the community this was the chosen site. It was decided from our perspective that this was the best site. It took some time, but the City eventually offered the site for the project, and immediately recognized that rezoning would be required. So, then we began the whole legal process of public information. Over the last two (2) months there have been many neighborhood meetings. We've provided tours of the Oliver site, we've had a lot of one (1) on one (1) discussions and we had a lot of stakeholder input. Again, that was important just like in the beginning when we were deciding on this, we got stakeholder input from people who would be benefiting from this highly. We worked with United Way to survey people who would be living in this housing. So, we went to places like Broadway Christian Parish, Center for The Homeless, Our Lady of the Road, and we talked to people about what kind of housing they would want and where they would want it located. Critical to them, they wanted to be able to be near their families and they wanted to remain a part of a community that they were familiar with. So, equally important were the people in the neighborhood so we've been meeting with them. People have been very engaged and aware of this proposal. City-wide planning efforts for the homeless are and will continue to be urgent, complex, lengthy and full of passion by participants. I thank you for your time.

Mr. Mariani followed up by stating, I want to circle back on a couple of things that were raised today in the Committee meeting that we need to make sure that we're on record for and a couple other items related to claims that have been made related to Oliver Apartments that are a part of our presentation, but I think we need to begin addressing these. Regarding the environmental information that's been shared in the Newspaper and that's been shared with the Committee earlier today, when we were presented with the opportunity at South Bend Heritage to take a look at this site, our consultant which is a local group from Granger took a look at the material and informed us that they didn't see anything that was terminal on the site preventing it from being developed for any particular use. We recognized that the process for redeveloping the site requires any developer to do an update to the Phase I (1), they would also do a Phase II (2) much like we did at Oliver. We did a Phase I (1) and Phase II (2) at Oliver. We also did soil borings and geotechnical reports. All of those things informed our installation of the foundation at the site. We would do the same thing at this site. So, we would update the Phase I (1), we would update the Phase II (2). We would complete the geotechnical borings and whatever would arise from that, we would address it. If it meant installing a vapor system like we did at Oliver, we would do that. If it meant that we had to bring soils out and bring new soils in, we would do that as we did at Oliver. So, I wanted to make sure that was on the record. This is something that we don't necessarily have the funding to complete for every site that we might consider for any development that we would do. These things do take time, but I wanted to make sure that we were on the record for that. Some facts about Oliver Apartments from a percentage perspective, since opening we've maintained a seventy-five (75) percent housing stability rating. So, that's roughly six (6) residents departing each year since we opened the building. So, those folks have either moved out, been evicted or decided that this is not where they want to be and have taken other housing. For permanent supportive housing

development in talking to colleagues around the State, that's a pretty remarkable percentage rate. There aren't many other developments that are attempting to have this frequent user group of homeless that have maintained that kind of percentage. We also opened this development at the height of Tent City. The timing on this couldn't have been worse but couldn't have been better. As we built our list, remember there was no coordinated entry when we started Oliver Apartments. We did this on our own. So, we built our list working with Beacon Health System and others to identify these individuals. As you've heard our team mention, some of these folks were already dead, but we did find some, and twelve (12) of them we housed. We presented them with an opportunity, and they said, yeah, we'll try it. Some of those folks have left, but a lot of those folks are still there. Twenty (20) people from our original group are still living in Oliver Apartments. Admittedly, as John said, after we opened, we were strained to optimize our services and balance safety in the building with some of the residents. Since the early learning period with the Oliver team, especially our off-duty Police Officers, they've done a really amazing job. I'm really proud of these off-duty officers. They get it, they understand what we're trying to do. They recognize it's difficult. Their inclination is that they might want to rest or do something other, but they understand that keeping these individuals housed is paramount in our community because it's healthier for our community. So, these officers have done a nice job in helping ensure that we don't have to move these residents out. Oliver Apartments isn't perfect. We know that. Some residents continue to struggle with a disorder or health issues, but they do have a home. They are not staying somewhere on somebody's couch. Regardless of what you may think, there's value to that. A lot has also been made in the media about the calls for service since we've opened.

Mr. Mariani also stated, Allegations have been made about a Heroin ring, a house of prostitution, a den of drug dealers and those are all mis-characterizations of Oliver Apartments. I think our team would comment on that tonight, and I'm certainly willing to go into any amount of detail you'd like to go into tonight about that. We encourage our residents to call the off-duty Police Officers if they feel unsafe or they have an issue, just like you would in any other neighborhood or in any other apartment community. While some calls have been serious for fighting, intoxication, suspicious behavior and unwanted guests, most calls have not resulted in a report being filed. Some have also alleged that the Rum Village Neighborhood Association is protesting Oliver Apartments on a regular basis or that neighbors are removing fecal matter from their porches or that they're dealing with drug use on their porches and in their front yards. For the record, the Rum Village Neighborhood Association as you heard tonight holds their meetings at Oliver Apartments. They know some of these residents. I've been at those meetings with Councilmembers. I've been at those meetings with our team. They hold meetings there and neighbors actually have a key to the building. While some bad behavior has occurred outside of the apartments, we don't have any indication that these kinds of things that have been said are occurring or are as prevalent as some have announced. Noting cost savings, we understand that preliminary data indicates that Emergency Room usage and inpatient stays for our resident group that we brought in at Oliver, compared to their time prior to being housed had decreased significantly. While I don't have all of the cost savings information from our health care providers, my understanding is that it has been significant even across our first six (6) residents that we brought in. Now, while that might not be a benefit to the City's bottom line, it's certainly a benefit to the overall community. I have to say that Beacon Health System has been a strong partner with us on this and has provided some supplemental funding for ongoing programming and social services in support of Oliver.

Mr. Mariani continued by stating, We would continue, believe me, to ask all of those institutions to support us financially and any other way possible going forward. We've heard that it's a community issue. They know that, and it's going to continue to be a community issue going forward. I also want to clarify construction costs for the new building because I think there's been a lot of information and opinions shared on that and it's important to get into some of the details. We do estimate roughly ninety (90) to one hundred (100) thousand dollars for the apartments, HVAC, offices etc. The balance of funds are used for site work, a contingency, storm water retention, legal cost surveys and fees. We're fairly confident in these estimations based on our experience from figures just a few years ago with Oliver Apartments. There are always changes and unforeseen things that we don't know, but those are estimations that we have on record that we continue to use. We also know that at South Bend Heritage we do a lot of adaptive reuse. We've done it for forty (40) years. We know that existing buildings are generally more expensive due to

acquisition costs you have to replumb, you have to meet new safety codes, you have to adapt your health and safety reasons and fire safety as well. Adapting older buildings is marked with complications because you always encounter unknowns that cost more money. With the new building there are no unknowns. As Debra mentioned, the team considered a host of potential sites and location factors. Existing schools like Marquette and vacant sites near downtown were considered, but most weren't available, or were too small or too big or marred in possible disputes. While some have said that the site is located in a food desert, that may be true. Save-A-Lot is three (3) quarters of a mile away. The site is also just three (3) blocks from a bus line. The walk score for this site is something that we're required to do as part of this process is sixty-one (61). This is an official sort of an objective algorithm that's used. It indicates that some errands can be accomplished on foot with that walk score. Sites downtown typically score in the seventies (70) with a downtown location as a comparison. It's important to note that Oaklawn provides residents with rides. They can take residents to appointments or to get groceries and they do that now as well as medical appointments. Program partners like Sunshine Club House actually bring their bus to Oliver and folks can get on that bus. So, while distance is a factor, I don't mean to dismiss it. Accommodations can and are being made. Also, cost was something that were discussed. As I said earlier today, receiving the site at no cost is important. It allows the project to potentially provide and maximize as many permanent supportive housing units as possible that we can bring to our community quickly. There's no negotiations. I don't have to negotiate with a private developer.

Mr. Mariani went on to state, We've done that before and it's wasted time and it's caused undo complications at a time when we really need to move as quickly as we can to move forward. I think any developer would be unwise to not strongly consider utilizing the site that's offered at no cost. Budgets for these projects are restricted and resources are very limited as you all know on anything that you try to do in the public domain. I should further mention that South Bend Heritage is a large property owner a block away from the site. We provide affordable rental housing to many people in our community and we have for twenty (20) years. The point here is that, we also have a vested interest in this apartment unit being good looking, safe, attractive and not a detriment to the residents that we're currently housing now and that we plan to house in the future. So, we too have a vested interest in this and a long-time vested interest. I'm also encouraged by the City's commitment to meet and engage with everyone that we've met with over the last two (2) months about resource allocation, investments, planning and continued coordination in the neighborhood. It's certainly needed. It's needed in this neighborhood, it's needed in my neighborhood, on the Southside of South Bend, it's needed in River Park, it continues to be needed in Rum Village. There isn't a neighborhood in South Bend that couldn't benefit from new curbs and sidewalks, lights, sewer retention or storm water retention. So, I'm encouraged about that, and we certainly look forward to being a part of all those ongoing discussions about future City support for the kinds of things that our neighborhoods like to see. I think that we have some final comments.

Ms. Stanley stated, Again, we would like to thank you for listening this evening. If this rezoning is approved and the apartments are built members of our community will be neighbors. They will no longer be homeless. Their issues and concerns will become the same as the people who already live in the neighborhood. They will be able to join in the advocacy for the betterment of the neighborhood. Also, the neighborhood is welcome to support and assist this housing unit in any way possible. There is a need for neighbors baking brownies, taking them over, saying good morning, have sidewalk conversations because they will become members of the neighborhood. So, I understand that there are time commitments from everybody, but I am a volunteer with this project. Again, we thank you for your concern and ask for your approval of this rezoning.

Councilmember John Voorde opened the meeting to the rest of the Councilmembers for questions and comments.

Councilmember Jo M. Broden asked, How long will the contracts or partnerships be in existence in terms of the partners who have stepped forth? Is there a contractual arrangement envisioned in terms of years?

Mr. Mariani responded by stating, South Bend Heritage and all of the service partners actually sign MOU's and lengthy agreements that outline the commitment. I think those commitments are sort of renewable as we go. I don't know if there's any time period on them. I don't have all of that committed to memory, but the assumption is that there is an agreement in place and there are

clauses in there if something would arise and there needs to be an adjustment in that provision of service those agreements can be modified. So, we have it with Oaklawn. We also have it with IUC. We also have it with the Corporation for Supportive Housing and the State. So, we sign all those agreements outlining our commitment to provide this help and to provide all these services.

Councilmember Jo M. Broden asked, Are the rooms for the proposed facility single occupancy rooms? What is the overall living space? That has been a stumbling block for some individuals on past petitions.

Mr. Mariani replied, These will be five hundred (500) square feet roughly, maybe a little larger at five fifty (550). That's a large apartment actually. It's very similar to what we have at Oliver. So, it's essentially a full eat-in kitchen, small living room, individual bedroom, bathroom and closet. There are very durable materials. Very durable kitchen materials. So, it's nothing extravagant, and we try to provide as much furniture as we can. We intend to line item some furniture purchases like we did at Oliver. I don't know that we'll be able to supply quite the level that we had at Oliver, but if we don't, I know that our community will step up and people will help us with donations for furniture. We have a lot of friends in the room that can certainly help us with furniture and lamps and things like that.

Councilmember Jo M. Broden stated, This is a question for Mr. Kline from the Area Plan Commission staff. Thank you for your presentation as well. Mr. Kline, could you please address in general terms, if you don't know them specifically, but you actually note in your report of the public hearing summary that two (2) individuals actually spoke in favor of the petition and you received eleven (11) letters in support. Could you characterize those letters of support in terms of whether they are from organizations or were they from individuals?

Mr. Kline responded, Primarily organizations.

Councilmember Jo M. Broden asked, Ok, do you have any other relative information that you could add relative to those letters of support please?

Mr. Kline replied, A lot of them are from various organizations devoted to helping the plight of the homeless as well as some of the churches around the site that is to be rezoned.

Councilmember Jo M. Broden then stated, Ok, so the letters were organizational letters of support, which is distinct from individuals, which basically gets to representation of entire organizations who have been working in this field. Specific to the petitions that were presented, one (1) was from New Testament Church. Do you have an idea of how many individuals signed that?

Mr. Kline replied, Roughly, eighteen (18) to twenty-five (25).

Councilmember Jo M. Broden asked, How many signed the petition for Saint Augustine's Catholic Church?

Mr. Kline replied, Approximately twenty (20) with that one.

Councilmember Jo M. Broden stated, Ok, if I can correct you, there are fifty (50) of those and I know that group actually serves a Monday, Wednesday, Friday soup kitchen so they are actively in the building. I thank you, and I only bring that up because I think those are significant things that I would like to add to the record in terms of supportive organizations. I also have a question in regard to the No Recommendation that came from the Area Plan Commission. Can you please address for the public briefly, why that was the case?

Mr. Kline responded, Sure. So, the initial motion was for it to be sent favorably, but they couldn't obtain a quorum for that. Then, they went with unfavorable which they could also not obtain a quorum. So, the third motion was no recommendation.

Councilmember Jo M. Broden stated, So, in terms of the initial votes, they fell short. You needed eight (8) correct?

Mr. Kline replied, Correct.

Councilmember Jo M. Broden stated, Regardless of whether members were present or not, you still needed to meet that threshold debate, correct? On any of those motions.

Mr. Kline replied, Correct.

Councilmember Jo M. Broden stated, So, then the default after is basically, I don't remember the order. Can you refresh my memory?

Mr. Kline replied. Sure. First, they tried favorable, then unfavorable and then no recommendation.

Councilmember Jo M. Broden stated, The default is no recommendation.

Mr. Kline replied, Correct.

Councilmember Jo M. Broden stated, I'm wondering if Mr. Mariani could address this question? Earlier today, someone had asked about the Gemini Apartment location and plans there. I think you can probably recall their comments.

Mr. Mariani stated, I think the comments were something to the effect of Gemini Apartments the site that South Bend Heritage owns is now a site for the homeless or something like that. I'm not sure where you're going with that other than, that isn't the case. We are in the process of really saving two (2) historic buildings in the West Washington District. Privately financed with some help from the City for some exterior repairs. TIF funding as well. If you remember, the West Washington Street building at Gemini was completely closed by the City. They were issued a vacate order. Our Board said to staff that we would not displace, you will not displace anyone from the Washington Street side. So, we worked with residents that were there and we moved them into vacant units on the Colfax side. Some of those residents, I believe were engaging with Oaklawn in some level of service. They may or may not have been, I don't recall. Certainly, the Colfax side is occupied now. We have twenty-two (22), maybe more, twenty-two or twenty-four (24) units that are occupied there on the Colfax side. These are residents that have been there for some time. They're all on fixed incomes. This is sort of the affordable side of the project. The Washington Street side is the side where we completely renovated eighteen (18) units, and we cleaned out twelve (12) units that are ready. We don't have enough money to do all twelve (12), but we're preparing those twelve (12) to be more competitive in the marketplace in regard to rent. This is what we're looking for on the West Washington Street side. Does that answer your question?

Councilmember Jo M. Broden stated, Yeah, thanks for the clarification. That was my understanding of what is going to be happening there or is currently happening there I should say.

Mr. Mariani then stated, I think the point that was trying to be made is that there are homeless people living in the building. I think there are probably some residents on the Colfax side that were probably homeless prior to coming in.

Councilmember Jo M. Broden asked, Is the site selection list the same list that existed generally speaking, when the huge project was considered in terms of siting? That's question one (1). Question two (2), How many of those sites in general, are being carried over or conversely, how many of the existing sites on the list actually have their history in some of these earlier conversations on siting?

Mr. Mariani replied, The criteria and the matrix is built essentially to gather information about the sites. It's really something that's kind of a standard process for permanent supportive housing. Organizations across the country may use different factors, but it's really just one (1) method to begin to start to filter potential sites. Communities build them in various different ways. Teams build them in various different ways. So, some sites on this list are recycled sites from the Oliver process. We also look at existing buildings. Elwoods in the Rum Village neighborhood was another building. So, there were some other buildings that we did look at. There were sites, when we were doing Oliver that we considered that are on this list as well, and then there were new sites.

Councilmember Jo M. Broden asked, So, there's an element of looking back and continuity and some being pulled forward in advance. From those discussions, how many years ago did the Fuse discussions happen?

Mr. Mariani replied, 2014, 2015 and 2016.

Councilmember Jo M. Broden stated, So, then carried forward, plus new additions?

Mr. Mariani replied, Correct.

Councilmember Broden replied, Ok, great. I just wanted an understanding of what was before us as a list. I guess I would add it has been before us as a community in some regard then.

Mr. Mariani responded, Oh sure. I mean, I think that there are sites on there that shouldn't be surprises to the Council.

Councilmember Dr. Oliver Davis stated, Mr. Mariani you mentioned 2014, 2015 and 2016 for the Fuse project. Did you have to come before the Zoning Board for the Fuse project?

Mr. Mariani asked, Do you mean for the Oliver Project?

Councilmember Dr. Oliver Davis replied, Yes, that's correct.

Mr. Mariani replied, No, we did not.

Councilmember Dr. Oliver Davis asked, Can you explain why?

Mr. Mariani replied, The site was zoned Mixed Use.

Councilmember Dr. Oliver Davis replied, It was already zoned Mixed Use. Do you know when it got zoned Mixed Use?

Mr. Mariani replied, No, I don't.

Councilmember Dr. Oliver Davis stated, Ok, do you know why it was originally zoned that way?

Mr. Mariani replied, I don't know. I was not a part of those conversations.

Councilmember Dr. Oliver Davis stated, It was originally zoned for a grandparents program. So, you didn't have to come before the Area Plan. There was no public hearing for that, is that correct?

Mr. Mariani replied, Correct.

Councilmember Dr. Oliver Davis stated, Ok, I just wanted to clarify for the record and I wanted everybody to know in that situation your committee that had your site selection was able to make a decision, and because it was already zoned for a grandparent program which was the Mixed Use you were already to move forward with that. You didn't have to get the neighbors input, you didn't have to put up any kind of zoning notices three hundred (300) feet or any of that did you?

Mr. Mariani replied, That's correct, but just for perfect clarification, we did obtain neighborhood input and have discussions about everything.

Councilmember Dr. Davis replied, Pretty much after it was all zoned and everything else from that stand point, and after everything was already moved forward. I'm just letting you know that you didn't have to go through the same process that you are going through right now. Is that correct?

Mr. Mariani replied, That's correct.

Councilmember Dr. Davis went on to state, You also stated in your earlier testimony that you had a report that was paid for by the City of South Bend in 2006 that talked to you about environmental issues.

Mr. Mariani replied, I didn't say that.

Councilmember Dr. Oliver Davis replied, Well, you mentioned tonight that you had a report that gave you clearance for 2006 with your own people.

Mr. Mariani replied, Yes, our consultants.

Councilmember Dr. Oliver Davis replied, Yes, your consultants. That was paid for by the City of South Bend? What was paid for by the City of South Bend when it came down to that?

Ms. Meyer stated, I think I am the one that has said, but it's factual information, that in 2006 when South Bend Heritage managed remediation of that site it was paid for by the City.

Councilmember Dr. Oliver Davis stated, Ok, then the result of that study, since it was paid for by the City of South Bend, when was that information shared with the Council?

Ms. Meyer replied, I don't know that there was an actual study.

Councilmember Dr. Oliver Davis then asked, So, who gave you the all clear?

Ms. Meyer replied, I don't understand.

Councilmember Dr. Oliver Davis replied, You have stated to us that in 2006 when it came down to the environment that your consultant said that there was nothing terminal, I think that was the word you used. So, what document shows that site was not terminal?

Ms. Meyer stated, I don't know that we, the City has a document that used that terminology.

Councilmember Dr. Oliver Davis replied, Well, in the email that you sent to us last night you were referring to the issue of a document that stated that the environmental issues had been rectified, and the tanks had been removed and the soil and all of that. So, what report was that.

Ms. Myer replied, That was from the earlier report.

Councilmember Dr. Oliver Davis replied, I clearly have stated that. So, when was that report given to this Council?

Ms. Meyer replied, I honestly have no idea. I was not involved in this in 2004. While I was a member of the department, it wasn't something I particularly worked on. I don't know.

Councilmember Dr. Oliver Davis stated, So, you have shared with this Council last night in an email, and you've eluded to information that says that environmental issues have been cleared, and you also shared on WSBT News that those of us who have expressed concerns have over blown this issue. So we won't over blow it, where was the document that stated your issue so we can look at it?

Ms. Meyer replied, Well, I do have a page for that document in my folder.

Councilmember Dr. Oliver Davis asked, Is there any reason why we have to get information regarding the environmental hazards from the neighbors instead of from you in your packet? I mean recognizing that this has been a setting that had environment issues. Oliver School was a school. This had environment issues. When you compare the sites, this had already been set up for a grandparent program. I was there. Steve Luecke was there. So, when it came down to this issue, if you want to go back and forth to the land, we're not talking about homeless. We're not saying who likes homeless, who doesn't like homeless. Let's get that conversation off the table for a second. Let's go straight to the issue of environment for everybody. You all stated in your letter last night when you heard all of the different issues going on that you had a letter that pretty much gave you a clean bill of health. When was that shared with this Council? We want to do our due diligence to review that. I have documents in my file that shows that the Redevelopment Commission has been looking at that site since 1968. For fifty-one (51) years they've been looking at that site, studying that site starting with the oil issues and the tanks that were there. So, this is nothing new for the City of South Bend. For fifty-one (51) years the Redevelopment Commission has been looking at that, and yet with all the study for fifty-one (51) years and all of the different things that I'm getting, when have you given that to us?

Ms. Meyer replied, Well, I certainly am here to admit that I did not convey to you from my home where I wrote that email on Sunday night, any documents related to this because I don't have the documents.

Councilmember Dr. Oliver Davis stated, Do you want me to read your email or do you want to read it to us? Basically, you were sharing in response to the press release that I wrote out to the media yesterday to contradict that, and you've stated with WSBT that we over blew, that I personally was over blowing the situation when it came to environmental issues. Well, it's hard not to when you haven't provided information. I'm the Chair of the Zoning Committee, have been the Chair for five (5) years and working on this. I also expressed concerns to Marco five (5) years ago when this came before us as a representative for the Oliver Plan, that I found out about that on the news. So, hopefully, when it came down to this one I wouldn't have to deal with that again. Here we are, it was on our agenda. This was on our Area Plan agenda, and then I'm like wow, another one's coming. I'm hearing it on the news, and none of you have reached out to us. So, we're trying to scramble to do all this work. Some people are saying we are just throwing all of this in at the last minute, but did you provide us with any information so that we wouldn't have to

scramble? For us to be able to look at environmental issues so that when people call us we can do our homework.

Ms. Meyer replied, I did not realize that the environmental issues were something that we had to provide as part of a packet to the Council related to a zoning issue.

Councilmember Dr. Oliver Davis replied, There's nothing in the zoning packet that comes from that, but given the nature of that history, this is not a new discussion. You go back to the history of this town way before I got here. I mean in 1968 I was being born. So, I'm fifty-one (51) this year. So, the same year that I was being born this thing has been discussed. I have the documents from all of that, that show this property has been discussed because they were going to revamp the whole area. So, anytime that someone is going to bring housing, this is not just a company. You are going to put Mama's and Daddy's and cousins and family members, relative and everything else over here in this site. To put them here. To my understanding if you were looking at the University of Notre Dame or some very high wealthy kind of folk, you would have planned. You have already put down the pressure on us with the homeless. So, basically, you said that if we don't vote on this tonight we haven't done due diligence to the homeless and all the other things that I've seen in this article here. When it comes down to us being able to do a due diligence, and study this like I would study any kind of brownfield area, which that is, why haven't we been able to receive that from South Bend Heritage? South Bend Heritage was the manager of that, and for many years they have been given many dollars. Over 1.8 million dollars to manage all of that. You all have all of those kinds of issues. Do I need to share with you everything else that you all have been given money for from 2004 to 2006? Through all those years, why in the world have we not received the information so we can do due diligence?

Ms. Meyer replied, There was no intention purposely to not provide something.

Councilmember Dr. Oliver Davis stated, You said we over blew. Do you want me to read it to you? So, therefore to put that in a public statement on the public television where the whole viewing area can hear that we over blew something, and you didn't even give us any kind of documents. When people in this neighborhood came, and I was at the zoning, and when they came to ask us about all of these things, and my phone is ringing, and emails are coming talking about all these zoning issues I was like wow. Now I'm trying to do my homework looking for documents, hopefully that you have shared. I scanned through everything from Area Plan, and everything else here hoping that you will be able to address that so we can be able to give an intelligent answer. I'm a licensed clinical social worker so all the homeless issues and those stats, I don't need. I need to be able to hear is this a safe place for anybody to go on that property and I wasn't provided that. I was just shocked. Given the fifty-one (51) year history of the people in South Bend looking at that.

Ms. Meyer replied, My intention with the email was to convey that we knew there was additional work done on the site in 2006. Beyond the reporting documents that you had gotten copies of as an attachment from an email from a resident.

Councilmember Dr. Oliver Davis continued by stating, From what I've understood, those questions were asked of you at the neighborhood meeting. Marco was asked about the issue of environment at the neighborhood meeting. So, therefore he knew that a lot of people were looking at this. The gentleman who sent us a lot of information and has been quoted in the South Bend Tribune today sparked us to get further information on that. When we as the overseers of the City have not been given the opportunity to get the information except by going to the neighbors to piece meal all of this together, I was just stunned. So, I'm just sharing that.

Councilmember Dr. Oliver Davis continued by asking, When we had lunch together you stated to me that you looked at other sites on the Eastside, but you were outbid. Is that correct?

Mr. Mariani replied, Yeah, we looked at one (1) site. I said downtown to you. It was a site near Oaklawn's campus along the east race that we had looked at pretty aggressively for permanent supportive housing. It was a site that we were outbid on.

Councilmember Dr. Oliver Davis replied, So, basically, in terms of the matrix is while it's important, the Oliver school site was in some sense free because it needed to be done. We had already planned that. This is free. So, really the matrix doesn't necessarily tell you where you're

going to go. You are basically looking for the free dollars or you are looking for a site. Is the matrix still important or is the issue that you're looking for a free site? That's the issue that I'm still trying to figure out because the Oliver school was on the matrix, it was pretty much not necessarily have to buy out for all that kind of thing.

Ms. Meyer responded, There was one (1) issue with the Oliver School site that people may be forgetting, but it was demolished. The school itself was demolished with Community Development Block Grant Funds years ago. Because of that, and because of the investment of those funds that property had to be used to house low- and moderate-income individuals. So, that's why it was a potential site for grandparents and it was a potential site for Oliver Apartments.

Councilmember Dr. Oliver Davis replied, I'm very aware of that. I've been in that community for over twenty-five (25) years now. What I'm saying to you is how important is this matrix? Is the matrix important because you're looking for sites that have already been cleared and everything else and that are already free or are we really going by matrix?

Mr. Mariani replied, I think your question might be one of weighting factors. What are the weighting factors in the matrix? What of all those things that we look at when we analyze sites, might have more weight? Of course, a free site, if it has location gifts, if it's good for all the other things on the site, a free site is going to be a pretty heavy weighting factor as you look at the overall goal of trying to provide the permanent supportive housing.

Councilmember Dr. Oliver Davis replied, Agreed, and I appreciate that. Therefore, when you look at those kinds of sites, free sites, and we're looking at trying to have housing for people who are dealing with housing insecurity throughout the whole City, if you look at it from that stand point, most of the kind of way that you have financially described would be on the Westside and that side of the town would then be overly burdened from that.

Mr. Mariani replied, You could certainly extrapolate that. I think until you get into your site looking at each individual site, that would depend.

Councilmember Dr. Oliver Davis then replied, What site on this list would challenge my thinking?

Mr. Mariani replied, You know, I think at the School Corporation.

Councilmember Dr. Oliver Davis asked, Where? On the Eastside? Is there a site on the Eastside that would really run close to the kind of Oliver site or this site that we could look at? My fear when it comes to all of these different things is if this matrix doesn't really hold it's weight in gold, from now on it's going to be the Westside, Westside, Westside. The Eastside is not going to get any of this. Ms. Broden is not going to ever have to worry about this in her district. She can always vote for these kinds of things because it's never her neighbors challenging her with those kinds of issues. So, it will always be on our side of town that will have to deal with it from that stand point. She won't have to worry about the issues of the eighteen (18) apartment housing complex that had to come to us last year, and then here we are having to challenge that. So, we all can feel the burden of that with the Eastside and Westside. Is this matrix really what you're looking at or are you looking at the free sites which will basically be on the Westside?

Mr. Mariani replied, Of course the matrix is what we're looking at. We try to be as objective as we can possibly be when we look at any site or any possibility for a site whether it's a potential acquisition of a building or a smaller lot or a larger lot. You know, as I said earlier today, there is a site at LaSalle and William that is smaller than this site. It's a little smaller, it's zoned Mixed Use. It's owned by the Redevelopment Commission. It has a better walk score. It's closer to all the things that people might want.

Councilmember Regina Williams-Preston stated, Some residents went to the Rum Village Association meetings and they said that basically, they don't see any good impact. Things are better now. They kind of report it as a neutral. I think that what I've heard overall from folks in my district is there's a concern that if this moves forward, just now as is, that in 2021 we'll have this big beautiful building and it will be the most beautiful thing in this neighborhood. Whereas people have lived in this neighborhood literally for generations, businesses all along Linden and along West Western who have been asking for investment from the City for years and have seen nothing. We keep getting, Oh, economic development happens from the core and then we move

out slowly. So, it's hard from what I hear for the neighbors to really feel that they're able to embrace this project when they've felt left out of economic development for so long until the City decided they wanted something. So, I think it's really important. I mean I've read some letters, and it's kind of in the air around this Not In Our Backyard Syndrome, and I think we need to just dispel that right now because residents that are in opposition, what I've heard is that they're not in opposition to permanent supportive housing or supporting vulnerable populations just to be clear. So, we shouldn't be using the term not in our backyard. I mean I've heard it used as an adjective to describe people who have legitimate questions and concerns. So, I just want to put that out there that people are concerned about that, but it's not so much not in our backyard, but it's like, you haven't put anything in our front yard yet. So, I think that before I'm really able to support this, what I'd like to see the City do, and I heard Pam Meyer say loud and clear that the City is looking at how can we secure some investments in the neighborhood. Part of what I've also heard is that this neighborhood is kind of struggling, it's on the up, it's coming up, we've got a lot of engagement from the neighbors doing lots of really amazing things. We're kind of at that tipping point, and the concern is putting in a vulnerable population at this point before we strengthen what's around it. I think that once we do that, let's do some strengthening of the neighborhood and the resources that are there. So, before I can support this, I'd like to see us meet again with neighbors because I know you've done a number of attempts at engagement, but let's meet again and get some clear commitments from South Bend Heritage about the specific amenities because I've heard you say, Yeah, we're willing to do this and do that, but how can we get that on paper? So, around lighting and cameras and security, and find out from Oaklawn what do those services really look like? You said that we'd have to check with the State or something on having a recovery coach living onsite. I think that sounds wonderful. Whatever need to be in place, like how can we get that done? I don't know, but you should know. Let's talk about those things so that residents have an assurance at least. Also, from the City of South Bend talking about specific investments, and I know you're already looking at that Pam (thank you very much), that can go into the neighborhood over the next two (2) to three (3) years. So, before neighbors feel comfortable saying, Oh Yeah, bring it on, let's have some commitments as to how we're going to pour into this neighborhood so that neighborhood has the resources to accept and pour into this vulnerable population as well.

Councilmember Regina Williams-Preston continued by stating, Also, I heard you say before that there are like sixty (60) vouchers that are going to be available from the State. Twenty-two (22) I think are going to go into this particular unit, and so then we have the balance of those. I think you said something about some of them will go down the street to Gemini maybe, but then there are these others. I think you said there were some housing developments even on the Eastside. I can't remember the name of the company that said they would be willing to take five (5) or six (6). I think it would be really great as we move forward with this, again before I could support this on behalf of my constituents, that we meet not just with the folks in this proposed development area, but with representatives from around the City. I know that even when we were talking and looking at a Gateway Center on the Southeast side, I had already talked to some people in Monroe Park and they were like, we would welcome a Gateway Center in our neighborhood. Then all of a sudden things changed and we never even had that conversation. So, where are these sites available? How can we prepare neighborhoods? I did hear from someone in this neighborhood that said they would feel much more comfortable moving forward that there is going to be equitable distribution of the work. Yes, its scattered sites, but whatever it needs to look like, I think that it's good to prepare and let's do a comprehensive plan. You said you know how many vouchers are coming, you know the people because you have this coordinated list. So, let's put all that together and inform the whole community about how we're going to lay this out moving forward. Also, I'd really like that information because we keep hearing how permanent supportive housing is a cost savings to the community, but you don't have the numbers. Does Beacon Health System have the numbers? Who has the numbers? What would that look like? Would it be the Police Department, the Fire Department, who? Let's put those numbers together because I've also had questions about that. If this community, this particular neighborhood is kind of taking one on the chin to provide this cost savings to benefit the whole community, how can we take a percentage of that? This is one (1) of the recommendations from one (1) of the meetings, and actually invest that into the community that has taken on this opportunity. So, that's something that came from the community. So, those are a few things I would like to see happen. I really want to get to the public. I know I've

taken a lot of time, but I do want to get to the public portion because there was a really amazing letter sent that really puts it into perspective and I'm hoping somebody is either going to read that or I would like to share it.

Councilmember Karen White stated, Clearly, a lot of what has been stated, I too support. I'm not going to go into detail. I'm going to wait until it's time for us to take action to make my comments. I do have a couple of questions. One (1) of which is, you made mention of the 2006 environmental study, and did I hear you correctly?

Ms. Meyer replied, No. Work. I did not say study, I said work. In 2006 is when I understand the work actually occurred.

Councilmember Karen White replied, Ok, which the City paid for that?

Ms. Meyer replied, That's correct.

Councilmember Karen White then stated, I think that you made mention that it's online. We can have a copy of that. I want to make sure that if it's not online, can we receive a copy of that report?

Ms. Meyer replied, I don't know that there is a report. I know that there was work done, and we know the type of work. We can do that.

Councilmember Karen White stated, I would request a copy of the work that was done, but also looking at the Redevelopment minutes over a period of time, there appears to be some inconsistency to what they're saying and what we're hearing now. Also, during the Committee meeting today, someone made mention that the Saint James Apartments may be up for sale. Could that be looked at as a site?

Mr. Mariani replied, I think that it's been sold.

Councilmember Karen White replied, I'm going to concur, as we look at investment in struggling neighborhoods, and as we begin to look at what type of investment, what value do we place on those individuals that are directly impacted in regards to being able to share their concerns and not be viewed that they are not in support of permanent supportive housing? I think everyone is in support, but until we invest in those neighborhoods that have been struggling, and as most of you are aware, we've been having conversations to really begin to give individuals the opportunity to voice their concerns, to be heard, but most importantly to be valued. So, as we continue with these discussions, and as we continue with hearing from the public, I think that has to be valued in regard to those individuals. We have Neighborhood Associations, but what about those individuals that are living right next door to the proposed site? What value do they have in sharing their concerns, but most importantly, stating, and I agree, that the lack of investment that has gone into their neighborhoods has not been there.

Councilmember Sharon McBride stated, I totally agree with what most of my colleagues are saying about the housing. I was personally sitting in on the Mayor's Homelessness Committee some years ago before it dismantled. Then diligently working for the past year on different sites. So, one (1) thing to your point, and maybe you don't know this, but this list that I have that was passed out today is not the list that I was working on with another colleague of mine with Administration. So, it's only I think one (1) unit on that list that was the same. So, we went and drove around, based on the information that we were provided, to see what sites would be conducive to the permanent housing. Met with two (2) neighborhood associations and we were in agreement with some of the proposed sites. So, for it to be bordering the second (2nd) and the third (3rd) District, we had the neighborhood buy-in. It was disheartening for me to find out after the fact that there was another list and other meetings that we were not a part of. That it was now zoned already when I got called into the last meeting for this potential site. The question was asked, were neighborhoods asked or the churches over in the area or businesses? At the time, no, I think just one (1) meeting that I recall had taken place. You have homeowners over there, businesses who've been over there for several years that stayed invested in the community. Who agreed to stay in the hood, and are tax paying citizens, but were not brought to the table. So, my concern was, where was the neighborhood engagement? Because when we talk about, and we have been pushing this year for the Council talking about neighborhoods and building up neighborhoods why this site? Then when the contamination email came out that brought in another level of ambiguity to the situation. I did

write down that there was going to be a resident assistant living there, then now I'm hearing that, that's what's hopeful. So, I too agree, until there are some specific commitments made, I cannot support it as it stands.

Council President Tim Scott stated, I'm going to go back a little way. When Oliver Davis started talking the sun was up. I'm going to go back to the site and the contamination on the site. I've dealt with this in my business so I understand what's going on. To have it all clear you would have to have a report from IDEM. Marco, I'm sure you don't know this, but maybe Pam does. If this was remediated and everything was cleaned up it would have been a report from IDEM stating that you have full approval. So, is there or is there not a report from IDEM saying this site is absolutely clean?

Mr. Mariani replied, She can comment, but may I comment? I'm not an environmental expert. My understanding of those documents was that the sites were closed. The underground storage tank, removal of mediation. That process was closed. They were satisfied. Demolition of the buildings on the site as well. IDEM issued the letter that those were demolished and there were no further actions needed. Now, if there are new requirements that IDEM has today, which they likely do in terms of documentation and next steps, I'm sure that it's changed from 2003, 2004, 2005 and 2006. So, that's part of the reason for doing an updated Phase I (1) and all of the additional information.

Council President Tim Scott replied, Right, and that could eat up your 3.5 million because we don't know.

Mr. Mariani, replied, Some portion of it. That's right.

Council President Scott replied, No, it could eat up all of it. You don't know what's there. Right? We're speculating and that's what we're getting from you. Let me preface everything that I'm saying. I'm for permanent supportive housing. I truly am. I'm looking at it from the business side to this property and the zoning that we're going to look at. So, I agree with the Mayor, and I agree with just about every Councilmember up here that we need to do something. I have a problem with this site and the business of this site. On this, you stated that you have a site on the Eastside that you guys were interested in, but it was bought up. So, to me this is almost like the third site that could have been considered. It kind of gets back to Dr. Davis on whether it's location is at the matrix or is the cost? I know that the cost is a part of this because it is a business part of it. So, did the City not enter a verbal agreement with Dave Matthews for a Gateway Center at 702 North Michigan Street?

Ms. Meyer replied, I would say that myself and Dan Buckenmeyer had a phone call with Dave Matthews at one point and discussed if we were to do an agreement with him about his building, what kind of structure we would utilize. What kind of agreement and financial structure we would do.

Council President Tim Scott then asked, But there was no verbal agreement to move forward with an interest of that property, which was the same property that you and I talked about where they had to book depository on it, and where the Amnesty Building was. So, quite a bit of land right in there. Was that ever considered because it wasn't on the matrix?

Ms. Meyer replied, No, we did not consider that site.

Council President Tim Scott then stated, I'm kind of stuck on the idea of this being just a single building. Mr. Teshka and I were kind of mulling over the numbers. Just looking at it, if you took the whole 3.5 million, let's take it down to 2.5 million. You could build anywhere from two hundred-fifty (250) thousand dollars, a four (4)-plex. With that you can get about eleven (11) four (4) plex out of that which would be forty-four (44), forty-six (46) people within that. So, I was just wondering if we can think outside our box a bit about this and look at our scattered site because I think it could be a win for the entire City. I've heard for the eight (8) years that I've been on the Council, alright what's the next phase with all these vacant, abandoned properties within the City that we've torn down houses and a thousand houses within a thousand days. So many other people have talked about sharing that load, and we've talked in the past when we had the pods about scattered house sites. I don't know if that fits into the State model, but the one (1) thing that I would love for our City to do is be cutting edge and try to convince the State that this is probably the proper way to go. I think you get into four (4) people or whatever living per house, you kind

of take away the issues that might happen at night. It would concentrate it down to four (4) people living, but I believe your services are one (1) on one (1) with people, so it's not like you're going to get everybody in a group to have services. That's my concern. One other last thought or question about it is has anybody looked at the property west of this site to see if any of the contamination on that property is leaking into this property? Would that be a part of your study?

Mr. Mariani replied, Correct. Is there a question in there or are you just making a statement on cost?

Council President Tim Scott replied, Well, my question was, is the State willing to look further outside the box than one (1) big building, and look at scattered sites that we could be some type of cutting edge within the City?

Mr. Mariani responded, I would say that the State and the Corporation for Supportive Housing, which are the organizations that fund these across the state, generally recommend single sites with as many units as you can get there. They're not opposed to scattered sites. I don't think anyone is opposed to scattered sites. Best practices indicated a single site in that range from what we're talking about here.

Council President Tim Scott replied, I would imagine that every City goes through the same exact argument here, and to me I don't want to be just like everyone else. I'm hoping that we could be a weighting edge, and I think what you're going to see is not only that impact on one (1) neighborhood, but it would invite people into communities when there aren't twenty (20) all at one (1) time. In the seventies (70's) I grew up in St. Louis Pruitt-Iggoe, they had it in Chicago too, just stacks of Section eight (8) housing on top of it and it just was not a model that worked. What they did though is they took down all of those big apartment complexes and did scattered sites. So, there are proven practices out there. So, anyway, that's my question. I just wanted to know if anybody looked at that and went to the State and approached them.

Councilmember Dr. Oliver Davis stated, My last thing for me that became an issue on August 1st of this year. We heard this afternoon about our dear citizens and residents who live in Western Manor. Many of them have lived there for five (5), ten (10), fifteen (15) years. As of September 1st, a lot of them will not be here. You heard the presentation today. My concern is this, you said that the vouchers last for ten (10) years. What happens when people's vouchers run out?

Mr. Mariani replied, We renew them.

Councilmember Dr. Oliver Davis then asked, Will there ever be a time that you can foresee in the future, what would prevent us from having a situation with your situation where you have a Western Manor where a company would buy it out and everybody there gets wiped out?

Mr. Mariani replied, I would say that a scenario like that would probably take the Government or Congress to shut down the Department of Housing and Urban Development to completely close out public funding for public housing and permanent supportive housing across the country which if they did, would be catastrophic for our country. So, I don't know realistic that is, but that would certainly be a possibility where they would have to end the voucher program or funding for two (2) types of housing.

Councilmember Dr. Oliver Davis replied, I've just heard different issues going on with vouchers and through my conversations with people. With those vouchers and with some of the talk out there, it makes me very cautious and I have to look at that when you were dealing with a Western Manor kind of thing because many of us never saw that coming.

Council President Tim Scott opened the floor to the public for questions and comments, and stated to the public, Those speaking in favor will go first. Each person will get five (5) minutes to speak. We'll do aggregate time. So, all those speaking in favor, that total time, whatever that number is. Those speaking against will get exactly the same amount of time. So, in the past, there's been a lot of people speaking for, and very few against or vice versa, but whoever is speaking for, five (5) minutes each. We'll total up the time, and then those speaking against will get the same amount of time in five (5) minute increments. Is that all understood?

Reverend Marian Hubbard of First United Methodist Church stated, I began thirty-five (35) years ago on the near westside. It was my physical home, my professional home, my spiritual home. I

was pastor at Saint Paul's Memorial United Methodist Church on West Colfax. While there, we struggled all the time with people who were homeless. We were courteous, gentle and kind. Nevertheless, we had feces, vomit, used syringes and plenty of empty liquor bottles. The next appointment that I was given by the Bishop in South Bend was at Central United Methodist Church which served, more intentionally the inner City clientele of our wonderful City. The last address there was 1920 S. Michigan Street. Again, ten (10) years there dealing with people who were homeless and without resources. The last twelve (12) years I've been at First Church where we not only have, like Saint Augustine, soup kitchen, food pantry etc., we consistently deal with a high population of long-time people who are in deep poverty and who are homeless. However, my new piece of information is that we also have a program called the Upper Room Recovery Community which has thirty (30) residential people. Thirty (30) men. We're about to expand to include up to sixteen (16) women in the program. What happens is there are resident advisors who are recovery coaches. We have support from Oaklawn and other services. It can only be done because it is not a scattered site place, it is everybody all together. Because it is everybody all together it forms a community so that when leaving the church at night after meetings, when I might not feel very safe going out to my car, I always felt safe because the guys from the Upper Room were around. They had the community. They were serious about their recovery. They were working on things. They became a strong asset to the Church rather than a detriment. They helped us all be safe. I believe that like at the Oliver Apartments, which has created a new community of men and women, that a new facility will create that same kind of community which will not be a detriment to the neighborhood that I love, but which will be an asset. Once things settle down, and there's all the support services there, it will be more and more stable. I think to shift the focus from it as though it's somehow, Oh my gosh those homeless people are going to come into our neighborhood, first of all, the homeless are already in our neighborhoods including on the Westside. I would much rather have them safe, housed, access to healthcare and access to mental health help. There where they can become a community. Interact positively with neighbors and make it a safer place. It is not a detriment, it is an asset. Thank you.

Mr. Jesse Davis, P. O. Box 10205, South Bend, IN stated, I'm in a conundrum here because to be totally honest, I want to speak in favor of the project as a whole. Obviously, you guys are aware that there were many of us citizens who advocated very heavily for this stuff. I was one that was involved heavily in the Tent City that they mentioned earlier, that we had out there for what, two (2) years to bring awareness to how bad this problem is. I do have issues with the way the money gets spent. When we did the first project everybody was under the impression that it was going to cost around 4 million dollars. When it was all said and done, the figure I heard was closer to 6 million. So, we had a 2 million dollar overrun somewhere. We thought there were going to be supportive services. I toured that building before the tenants even moved in there. They've got some beautiful offices. They've got beautiful conference areas, but a lot of those services weren't there, and weren't utilized. One (1) particular homeless person who ended up getting an apartment because he had some toes amputated, I actually ran into him at Oliver Apartments. The guy had bandages on his feet that were two (2) weeks old, and he said he couldn't get anybody to get him fresh bandages nor the antibiotic ointments. Well, these were things we thought they were going to do. So, I'm in support of housing projects, but I do believe that we need to make sure that site has been cleaned up properly. It sounds like there's a bit of discrepancy there. If our Mayor wouldn't build his house and live there, then we don't need to put these homeless people there. We need to make sure that there are stipulations that whatever services they are saying are going to be there are there because standing here in the Council room tonight we heard them say, Ok, we're going to have staff, and then we heard them say, Oh, well we can get staff, but now we've got to go to the State and get permission. I look at the spending end of it. Tim me and you have a lot of differences, but I will tell you that the whole concept, I brought to the Council once where Heritage Foundation spent \$500,000 dollars to rehab three (3) single family homes here. I approached Pam Meyer and Scott Ford at the time and said, Hey, was this Federal or local tax funds? I couldn't get an answer. I said, does it sound like you spent my taxes fiscally responsibly when you invested \$500,000 into three (3) homes and sold them for \$200,000 at a net loss of \$300,000 dollars, and you've only housed three (3) families. Tim's theory, we could have built a lot more houses with that \$500,000. Brand new homes and housed a lot more people than what we did. So, I don't see Heritage Foundation as being very fiscally responsible with my tax dollars. I think we should look into, basically their financial stability at this point, and make sure that they

are financially able to take this all the way through. If by chance that site is tested and it needs some major clean up, are they going to be able to handle that or are we going to be on the hook for all of that too? We need to look. Are they even financially stable to handle a project of this sort right now, and that's all I'm going to say.

Luke Potter, 923 W. LaSalle, South Bend, IN stated, We've been talking about single site permanent supportive housing and scattered site permanent supportive housing. Those terms in the literature have a pretty specific meaning, and as far as I can tell, the way we were talking about scattered site permanent supportive housing we just meant multiple single site permanent supportive housing. If that's wrong, I'd actually like to be corrected. So, here's a thought, we talked a little bit about scattering the sites. Some of the literature shows that single women do better in single site houses even if they're scattered. Folks with mental disabilities, single site. Homeless families, scattered site, where scattered site just means that they could take a voucher and go to a different place. I'm a little confused if we were actually talking about a scattered site approach or just are we locking in on single site regardless of what the data says. I'm in favor of this. I heard a lot of the concerns that you all just raised. I'll just say, it would have been great to have most of the information that came out tonight a while ago. It didn't happen until tonight, and I'm open to being persuaded. I care about my neighborhood and want to be involved in persuading other people. I was not put in a position to be able to do this. So, even the way this process is structured, we don't get to get up here and ask questions. We get to come up in either a statement of support or opposition. I was much less in favor of the proposal a week ago than I am now. So, it felt like yes, this is the democratic process working itself out, and that's great. I did not feel like we were brought on board in the neighborhood. This is an unpopular opinion, for someone in the neighborhood to be speaking in favor from how it feels in the room. Someone said that no shenanigans happen when all the staff are on site, but when the staff leaves, that's when all the shenanigans happen. I will say, as someone who knows what it's like to live in this neighborhood, which I love and would never voluntarily move, talking about this and calling it shenanigans is really negative language. So, maybe less negative language can actually be part of bringing more people on board. Thank you.

Mary Gibson, Director of Property Management for the South Bend Heritage Foundation at 803 Lincoln Way West in South Bend, IN stated, I've been with South Bend Heritage for approximately two (2) years. I've been in the Affordable Housing field for almost twenty (20) years. One (1) of the reasons why I wanted to come to South Bend Heritage was because of their work with permanent supportive housing. I was on their team when they originally went to the institute back in 2015 and attended the Permanent Supportive Housing Institute. I also attended the institute with the Plymouth team, which they are working on getting their development up and running in Plymouth. I would greatly request that we work on the fact that we're creating housing opportunities, and we want to recognize that time is of the essence. As you've heard Oaklawn state, while we were working on the development people died. So, while this is being debated, and I appreciate the democratic process and being able to be allowed to speak, we do need to make decisions. Those are hard decisions. Regarding the environmental state of the site, the State-Federal funding, the funding that's going to be put in place will require that it gets cleaned. They don't require for it to be clean for us to submit the application. They just want an environmental review done. They will determine whether or not more action is taken through the IDEM based on the research they do through the State because of all the Federal guidelines that are in place. We can't submit our application to move forward until zoning is in place. So, this is very important to us so that we can move forward. Thank you.

Tim Mehall of South Bend, IN stated, We get the issue about funding in the neighborhoods for improvements in the neighborhoods and everybody's front yards. There isn't an organization that has invested more in that entire Westside community than South Bend Heritage. I think everybody would have to look at it and acknowledge the fact that they've been a force for decades on the Westside. My second point is, to echo what Mary said, this is a need that's there now. This isn't something to consider later because there are people out there now. We're not going to build it tonight, but this is a need that's immediate. So, we ask that you consider that.

Brendon Devitt with the Center for the Homeless, 813 South Michigan Street, South Bend, IN stated, I've worked at the Center for the past nine and a half (9 ½) years primarily collecting and

managing data of homelessness in St. Joseph County. You guys may be familiar with the Point in Time Count. I've presented that here before. I've run that for the past six (6) years. I'm currently the manager of the coordinated entry project for St. Joseph County. So, I go out into the community. I interact with those experiencing homelessness. I get to know them and their unique situations, their barriers, their housing, I do the assessments with them and then we determine who is the most vulnerable and connect them with permanent supportive housing opportunities as they become available. What the last two (2) years have really done for me is to allow me to see beyond the numbers and see the people that those numbers represent. If this project was approved and were to open tomorrow, which I know isn't what's happening, but I would know that names of the twenty (20) people that would be housed by that project. I know their desperations, I know their hopelessness. I know the demons they struggle with and the dreams they have. They've fallen through the cracks for years. We have an opportunity here. I know it's rough. I know it feels like it's going very quick, but it feels very imperative for these individuals that have been out there for years, some of them for decades at this point. So, I'm going to share one (1) individual just from the last two (2) years. Going into last winter there were so many at the top of the list. We're talking about ten (10) or twelve (12) people which doesn't sound like a lot, but based on the research that we have now, that individual would finally be housed in this month. Between then and now, he had severe frost bite over the winter, and he has had both legs amputated. The process didn't work fast enough for him. There are not enough resources in this community right now to house and care for those individuals without this project being approved. We have an opportunity to say no one in South Bend, IN is going to lose limbs because they don't have a place to stay, that no one is going to die on the street because they don't have a place to live. There's never going to be a perfect location for any of these developments. It's always going to be hard. It's always going to add difficulty to the community, and we're going to have to find a way to do the best that we can. There's going to be struggles getting it built and keeping it operating, but the cost of not doing so is very real. People are going to continue to suffer and die on the streets of this City if we don't move forward with an opportunity like this. I think we need to do everything possible to not let this slip by. We have money approved by the State. If we lose out on that, we're talking another year possibly. We're talking longer than that. There is room for innovation, there's room for other solutions. We are engaging scattered site housing throughout the community, and we continue to put in applications for those. It's about building a diverse profile of different opportunities, and I'm just really strongly in support of this and the people that it would help. Thank you.

Steve Madison, staff member at Hope Ministries, 432 S. Lafayette Street, South Bend, IN stated, I speak with a measure of discouragement to enter into this conversation. I feel as if, why come to the microphone, but I will nonetheless. I suspected that the legitimate and maybe uninformed concerns of the community around this proposed project would be present. One of the statements was made that we need to prepare the neighborhood before we propose something like this, and I feel fairly confident to say that you'd be unable to prepare any neighborhood for this conversation. Whether or not this is delayed or voted down, I suspect in some other neighborhood, at some other time the temper of the conversation would be the very same thing that is now. So, I simply want to look to the Council and suggest that you, if not tonight, that at some point in the future you look at the heart of the question. The environmental study is a red herring. It can't go forward unless it passes that. That's a side track to the issue. Are we going to fund it ten (10) years from now? That's pushing it down the road. The question is, it's about the people that permanent supportive housing is designed to serve. It is the unsheltered, left behind, most disadvantaged among us. I don't think anyone in this room is against permanent supportive housing. Every City goes through this argument and I don't want South Bend to be like every other City. Every other City keeps having these conversations year after year after year. South Bend has an opportunity to deal with this problem. That's why I simply ask you as Council members, let's focus our eyes on the prize. Is this the third (3rd) choice on the list because others got sold? Maybe it is. Are you waiting for a new number one (1) to come to the surface? It's not coming. It's about the people that we're trying to help. Weather amnesty becomes a lightning rod every year. This last year there was criticism about weather amnesty. Weather amnesty is a band aid because we've got this problem. Permanent supportive housing is the critical care unit that the people need. Thank you.

Dave Aslom, Off site Director of Housing at the Center for the Homeless stated, There's been a lot of conversation. I'm hearing us talk about the chronically homeless and I'm hearing us talk

about the most vulnerable so I kind of want to describe the people that I work with. They all have a disability. Most have worked for their whole lives. Some have income today, and many don't. They're all growing older just like the baby boomers. There are a lot of baby boom folks that are getting older. They would like to live in a building but they don't have enough income, or don't have a good enough credit rating or they have a past history that keeps them from renting commercially. So, what we do when we meet those people is we put them in the grant and we go out looking for landlords, and you can imagine what all that's about, but the thing that is different between the single site and the rest of the situation is that the landlord at the single site has training and understanding that they are dealing with people with mental illness. What happens when we're offsite is that so often we're spending time with the landlord because they have freaked out because somebody has forgotten to take their meds or has had some sort of trigger situation and so we're out trying to calm things down, and it's really easy to evict those people. So, while off site, and I agree that it's a good thing and it needs to be a part of the mix, it's really easy for those folks to go into an off-site place and get evicted very quickly, and then that's one more eviction on the record. Thank you.

Clara Ross, 726 Cushing Street, South Bend IN stated, I have stood before this Council many times about the homeless and the plight of the homeless, especially homeless women. What I would like to talk about now is just being fair. This might sound double sided, but I want it to be fair to the homeless, but I also want it to be fair to the neighborhood that it's going to go into. These are people who are going to be their neighbors. Have we heard their voice? Have we heard their concerns? Have we addressed them? Many of us have told you how the homeless feel and how the homeless think. You already know. You have enough information already. My concern is are we being fair to them? Are the questions being answered adequately and correctly to clear understanding? I don't lie to nobody and I don't lie for nobody. If this site is not clean and pure I have a concern for the homeless who might go there. That is a true concern for me, and for anybody who might potentially live there. What I want is for us as a City to show that we are concerned for everyone. Yes, the homeless are cold, yes, they are vulnerable, yes, they are hopeless and helpless at times and yes, they are invisible. So, let's see them and hear them, but let's hear all of them at the same time because we need strong foundations in order to help anybody. We need wrap around services that are sincere and true and consistent. Not sometimes here, not sometime there, but consistent all the time. If that's not the case, then we're lying to ourselves and we're lying to the neighborhood and we're lying to the homeless. Let's be honest about what we're doing and sincere. That's the only thing I ask and be fair to everybody. The neighborhoods, the homeless, the City Council, the City of South Bend. The world will see us as we act for the homeless.

Gladys Muhammed, of the South Bend Heritage Foundation stated, I was torn as to whether or not I wanted to get up and speak or not. I sat there and I thought, Ok, I need to speak. I spent my whole life almost working on the Westside of South Bend, Indiana. On the Westside helping people and neighbors stand up for what they believe in. Empowering them to speak up for their own neighborhood and make decisions about their own neighborhoods. I came to several meetings, and I'm proud of the people who are speaking up about their neighborhood. The issue that we're dealing with is total disinvestment almost in the Westside neighborhood systemically over years and years. Today it's in our face because the people are upset because they don't have lighting and they don't have the things that are on the Westside of this City that we should have had a long time ago. So, that's why they are struggling against it, and that's why they are fighting it. Now, when Marco came to me and he said look at this lot Gladys. That's a good lot for this project. Now, to me, it looked like a great lot for the project. It's back off, sort of like this Council sitting in the back, but what I didn't do is I didn't think about the neighborhood. I didn't think about how the people who feel about putting vulnerable people in a vulnerable place already. As, I sat and I thought about it, it still looked like a decent place for this. It just looks like a good place for that project to be because it would look beautiful. I heard somebody say, South Bend Heritage manna doesn't fall from heaven into our lap. We work for every single dollar that we get. Now, people might think South Bend Heritage has got a lot of money, but we don't have a lot of money. We're not corporate America. We're not for profit. So, we have to get our projects and make money and sometimes we do spend more money on that project because it's Government money and you can spend that money like that. So, you spend a lot of money doing some projects that other people may not do. There are no profit-making people running over to the Westside of South Bend trying

to do nothing. We're doing it. So, I'm here to say that it does look like a good spot, but I'm also supporting the neighbors that say, hey, not in our backyard. Don't bring nothing else over here. You did not give us any money. You didn't fix our lighting, you didn't put this up, you didn't do anything and you disrespected us. So, what I'm saying is that we need to respect the neighborhood. We need to look at it, and talk is cheap. If the City is going to put some money into it, the City needs to bring that money, put it on the table and say this is what we're going to invest in your neighborhood. Make it real. Don't talk about what we're going to do in two (2) years, talk about it tomorrow what we're going to do for this neighborhood to make this neighborhood safe and clean for the people who live in it. Put lights up, fix the curbs. I drove through it after the last meeting that I went to. Drive through it and take a look at it. Take a look Cherry Street and you will see all of that mess that's not on the Eastside of town. I feel like we should bring projects to that neighborhood, and we should put stuff in that neighborhood to make it a good-looking neighborhood, and maybe put the project there too. Then maybe people will feel better about it. I'm saying don't throw the baby out with the bath water. Table it until you have time to think about it. Make us do another environmental study and make the City pay for it. They disinvested in us for all these years, let them pay for the study. You should do another environmental study to see what's underneath there because we can't put housing on toxic land. I still say do not throw the baby out with the bath water. Table it because if you vote no, it's dead. So, I'm just saying think about the whole thing, and think about the whole neighborhood. I thank so many of my friends in the neighborhood because I love them, and I'm glad they're speaking up. I'm not getting paid to say this. I support the project, and it's not because I work for South Bend Heritage Foundation because I'm a retiree. Don't throw the baby out with the bath water. Think about it and make us do the right thing to get the project there.

Steve Camilleri, Center for the Homeless located at 813 S. Michigan Street stated, My people would be traumatized to stand at this podium because they are the people in this community who are experiencing homelessness, and are as Gladys said, invisible. They would be intimidated, they don't have a voice, they don't have the wherewithal, they don't have the mental capacity. They have the disabilities. Those are my people and they can't be here tonight because they're worried where they're going to sleep. This is my community, this is their community, It is their community. I am sad tonight because I'm doing a head count and I think I know what the votes are going to look like. If this does not go through, we will lose not only twenty-two (22) units, we will lose forty (40) vouchers. We will lose sixty-two (62) opportunities to house people experiencing homelessness. President Scott said we want to set ourselves apart. There are three (3) Cities in the United States of America that have functional homelessness of zero (0). We can be the fourth (4th). You need to do this, and I apologize that it's not in the neighborhood that you want, but it's too late. This is what was proposed. It is what it is. If you pivot now to another neighborhood it will be too late and we will lose 2.2 million dollars. The logic is flawed to try to mathematically equate different apartment units, different houses because 2.2 million dollars is already given. So, you can't say it's 3.5 million. 2.2 million has been allotted. So, I believe that it's a flawed logic. I do want to say that Councilmember Dr. Davis talks about due diligence. You proposed last year a resolution on homeless rights, and you didn't do your diligence because you did not contact the Executive Director of the Center for The Homeless or Hope Ministries. You quoted me in that, and it wasn't a quote attributed to me brought by ABC News fifty-seven (57) which wasn't a quote. Tonight, is about contamination, which is a red herring. So, now it is about pushing this vote. I heard about the Gateway in the Southeast district. I never remember that being embraced. I was at a very hostile meeting where no one wanted the Gateway Center, and we had seven (7) pods across the street. So, at the end of the day I think your minds are made, and I appreciate that. I am very passionate about this. I spent the last fifteen (15) years fighting for people that are experiencing homelessness. I respect your decision to vote, and I hope after tonight we will still get along because this is a hot heated night. I'm fighting for the people who are on the streets, and who will be. If we do this, sixty-two (62) people won't be. Then we have thirty-one (31) remaining, and that number is so manageable, it's so solvable. We can find the other permits for housing. In my last twenty-four (24) seconds I just want to say to Councilmember Teshka's comments about the scattered sites, I did propose two (2) weeks ago that if we look at this like a portfolio, we need to diversify. So, it's not just scattered sites. It needs to be permanent supportive housing, it needs to be scattered sites and it needs to be emergency services. I think that we can have it all, and we can

have a great vibrant neighborhood on the Westside. I was so excited coming into this, and I hope that you vote in favor of this. If not, we have a long road ahead of us.

Rolanda Hughes, 1029 Riverside Drive, South Bend, IN stated, I work as a volunteer at Broadway Christian Parish with people who are homeless several mornings a week. I know that people that Steve is talking about won't get housed if this doesn't come to fruition. We work on a variety of things. Sometimes it's the need to apply for a birth certificate, to the need to apply for a job and trying to apply for housing somewhere. Often, it's an appointment with Indiana Health Centers. If this were to pass, and I'm not presuming that you're going to vote against it, I know that this is a very tough vote to take. I also consider that you're thinking about the wellbeing of the whole of our community, and the fact that this is a problem that we need to solve together. We need to do this together. I'm a long-time neighborhood involved person, and respect very much people coming to speak out with different views, but this is a situation that we need to solve together. If this doesn't come to fruition it will be not only the twenty (20) to twenty-two (22) people who would be on West Washington, but forty (40) additional scattered site vouchers that are a part of the package. Sixty-two (62) people, people I work with every day, people I care about, people I respect and consider to be friends. As Brendon said, we know people's demons. We talk with people about their situations, but these are people who need housing in our community and we have an opportunity to make this a reality. If we miss this opportunity it will be a huge loss for us now and for years to come. I've visited the Oliver Apartments. I've talked with people about how it is for them there. People's lives are transformed once they have housing. It's not the same sort of challenge it was before. It's different kinds of challenges, but it's things that they're able to face. I really appreciated the presentations made earlier by Marco Mariani and the whole Oaklawn team. Lessons have been learned from the Oliver Apartments, and this building, which will be a third (1/3) smaller than the Oliver Apartments is a much more manageable proposition in many, many ways. Particularly, given the additional investment in staffing and security that we're seeing them bring not only to Oliver, but now they would bring to the West Washington proposition. I too am concerned about environmental safety, but I really feel particularly the way it's been introduced that as others have said, this really isn't the core of the issue. Mr. Mariani talked about how South Bend Heritage has managed remediation on that lot previously. He explained how core samples will be taken, and the remediation that's needed will be undertaken. In fact, West Washington will be even safer if this building is put into place because soil will be replaced if that's needed and other environmental improvements to the lot if needed will go into place. So, that space will be cleaner, but again, the over riding consideration for me is the fact that these are people in our community I know, respect and care about who need housing and they need it now. These are decent people and we owe them this opportunity because we are in this together. So, please consider the wellbeing of all South Bend citizens. Thank you.

Ann Mannix, 724 W. Washington Street, South Bend, IN stated, I wasn't planning to speak. I had done a lot of work on homeless housing. I wrote a big grant for the YWCA, Hope Rescue Mission, Oliver School. I think that it's a decent site. I don't think we should proceed over the bodies of the neighbors, and we need to solve the environmental issues. I think they can get an estimate for what it's going to cost to clean up the site. I drove around Cherry Street and it looks terrible. Can we take some time, a little time, not six (6) weeks, not two (2) years and go figure out the environmental stuff? Is it really bad or just a little bad? Then have some kind of compact with the neighborhood. We are going to bring you something. You are not like a sacrificial lamb for all this homeless stuff. We've got to respect the neighbors. So, that's what I had to say. Let's find a way to show some respect to the neighborhood with some money and look at the environmental stuff. It is an important issue. Also, find a way to have a long-term plan so that just as Dr. Oliver Davis said, it doesn't always go on the Westside. I respect South Bend Heritage and the neighbors. So, let's find a way to do it together.

Councilmember John Voorde opened the floor to all those from the public wishing to speak in opposition to *Bill No. 19-19*.

Jason Banicki, 3822 W. Ford Street, South Bend, IN stated, As you all know, I've spent years advocating for permanent supportive housing, and I want to support a project like this. We need it, but why does it always feel like with projects like this it's wait, wait, wait, now we've got to hurry up and get it done this second. This kind of project shouldn't be done in a matter of weeks.

I understand that there are deadlines and there are funding issues, but why do we have to do it this second, this instant, this moment? We've seen with another project downtown, when we start making special exemptions and we don't spell out the letter of the rule what needs to be done, what happens with those kinds of things. They try to find and nitpick the details. So, before we even engage in any project this big we need to make sure every detail is spelled out in any agreement we make. In terms of rezoning, we've talked about it time and again, why do we constantly go through the rezoning process when there are other sites available that fit the zoning use. Let's use the available land we have that's already zoned for this kind of project instead of trying to force it somewhere it's not going to fit with the rest of the character of the neighborhood. Everybody can say, we'll use a few units if it needs environmental remediation, but we need those units. So, why pick a site that we have no clue how much it's going to cost to even get the building to start to be built when we have other options available that won't need soil remediation to start the project? There are plenty of neighbors behind me that can talk about their neighborhood concerns. While I live on the Westside, I live more Southwest than this. I've spent plenty of time on this microphone saying we need permanent supportive housing, but why does it always feel like it's west? Why does it feel like it's hurry up and wait and why is it always the most dire prognosis if we don't get it done today? There is no need to rush through this kind of decision. These are the things that require careful, thoughtful deliberation with all interested parties, looking at all possible alternatives yields the best result. That's what we're trying to deliver is the best result for our homeless people. Not the fastest result. Again, it doesn't need to be six (6) weeks or two (2) months, but we can push this another two (2) weeks. Let them look at like Tim said, maybe four (4) four-plexes that are going to be cheaper and double the amount of units possible. That takes that remaining number of homeless from thirty-two (32) to ten (10). Wouldn't that be a better result? Doesn't that allow us to spread the burden across the entire City instead of just the Westside again like it always seems to be? So, like I said, let's push it two (2) weeks. Let's not make a decision yay or nay today, but let's have some more discussion. Some more deliberation and get the best result possible without having to feel rushed.

Shawn Carter, Owner of Frankie's Bar-B-Q, 1621 W. Washington Street, South Bend, IN stated, They say pictures never lie. I have proof. These pictures were taken close to sixteen (16) years ago and the Westside still looks like this today. It is terrible. I see Birdsell, I see Colfax, I see Cherry Street, Washington, the Circle Ave. They even completed a project in front of my restaurant at the circle where it turns into West Washington Street, and then they stopped right there. So, there are new curbs and sidewalk which were completed about ten (10) years ago, and then raggedy curbs and sidewalks throughout the whole City. So, we talked about fixing it up. There's so much to fix up. It's the whole area over there. This is what we go through when we go to work everyday as well as through the community. The lighting is awful. The streets and curb sidewalks and grass are awful. It's like we're in a disaster zone over there. It's just terrible. We're going to have a new project that is going to look phenomenal and then the rest of it is going to look crazy. I understand the idea. I'm totally supporting the homeless people for sure, I am. We need to do better research and let's invest in that community first and then move forward. That's all I'm saying. We need our fair time at this point. We've waited too long for this. That's all I'm saying. Thanks.

Alfonso Mack, 111 Cherry Street, South Bend, IN stated, I've said this over and over again, this project is seriously happening in my backyard or proposed to happen in my backyard. No one who spoke before me has anything but investments. I have vested into this community. I've vested into my home that I live in. A single-family home for the last sixty-seven (67) years. I think people spoke about no curbs and no lights. We have a South Bend Excon building down the street that is full of asbestos, lead, mold, rodents, homeless. It's full of everything and we make the best of it. We still have movie night on the porch. We still have birthday parties in the middle of the street. We've gotten zero (0) help, and this proposal to spend 3.5 million dollars in my backyard, and they spent zero (0) dollars in my front yard. I've been calling 311 over and over again asking for a little help. Nothing of this significance and we've gotten no response. I was like, ok, we may invest in the neighborhood to bring it up to the standards of this project. Let's bring the neighborhood up first. Let's do something over there in the neighborhood. Look back in due time, maybe the neighborhood can withstand it. Like Shawn said, he's been operating a business, a family business for over fifty-two (52) years and can't even get sidewalks done. I've been taking notes all night and it saddens me that we're talking about projects. I'm talking about my family.

My family lives there. My ten (10) year old son lives there. So, I pay twenty (20) dollars a month for him to have lighting so that he can go outside. He rides his bike on the street because the curbs and the bench from the South Bend Excon is full of brushes hanging through the fence. So, how can I support something in my backyard when my front yard looks a mess that I continue to pay taxes on? I continue to stay vested in the City. I own two (2) businesses in the City. I pay taxes right around the corner from the proposed property. I pay taxes in the front yard of the proposed property and I'm getting zero (0) help. The purpose of PSH is wonderful. It is a great idea. We need to help the homeless, but we need to make sure that we take care of the tax payers first in this neighborhood. The location is just horrible, but the concept is great. How is it helpful for the neighborhood? I haven't heard any description of that yet. How is it uplifting the neighborhood? It's not going to bring us a grocery store. It's not going to bring us a bus line. It's not going to bring us any retail. So, it's not doing anything to improve the neighborhood, but it's improving the site. The effects that can possibly happen are we can get multiple Police calls, we can have vacant property trampled on, it can make our street even more unattractive than what it already is. It makes the neighborhood possibly less safe. I'm not sure, but I hear the words that shock me as a dad. I listened to the people that are in support of it, and I'm a dad of a ten (10) year old. I hear that now there are going to be vulnerable, chronic, addicts in his backyard. I don't think so. That's what I hear, in my son's backyard. Vulnerable, chronic, addictions, addicts. I never heard anything about street lights. I never heard anything about doing something with the South Bend Excon building. I never heard anything about doing something about the tree lines in the streets. I never heard anything about trying to help me, who has helped the community for so long. Now, let's talk about what's fair. When you sit back and vote tonight, think about is it fair? Is it fair for the homeowners? Is it fair for the tax payers to have to sit here and see another project go up around us and see us not being taken care of? You may be able to take a chance with your business as to something wrong may happen inside the facility, but all it takes is one (1) time and it could destroy a family that is there. You may be able to take a chance with this with your business because you can go home at the end of the night, but that is my home. I cannot, and I will not take a chance with my child. I love South Bend. That's why I chose to stay here, and that's why I choose to operate a business here. I love my home, and that's why I stay there. Even though some people say that it looks raggedy over there. We take very good care of it the best that we can with zero (0) help. Thank you.

Kirsten Champervoy, 1240 W. Thomas Street, South Bend, IN and also 735 W. Ewing Street, South Bend, IN stated, I'm blessed to be a part of two (2) neighborhoods. I live, not work, not visit, I live by Oliver Apartments. Ever since it's been there, I've had to confront someone from the Oliver community on my front porch with my gun. My husband has had to get people out of our trash cans, and we've been bombarded with solicitation so much so that we've had to put up signs on our house. A house we pay for. Not to mention, I'm constantly cleaning up trash out of my front yard. My other neighborhood is in the Washington area. We own a building on Thomas Street and when I drive throughout this neighborhood, I see many things. Some give me hope and some disheartens me. The litter on the pothole riddled streets, mounds of debris and unkept alleys. People living in homes where the windows are boarded up and the roofs are decaying. Drug dealers on the corner without street lights are the current shadows of a place where there was once economic growth for the black community. For years upon years the systematic and environmental discrimination and oppression, whether from the years of redlining our piece of the American pie or the railroad drawing our lines in the sand has reduced this once thriving little community into a place where we need help. We need revitalization. We need initiatives and incentives for businesses to come back and we need to restore pride and a sense of community amongst ourselves. What we don't need is to be responsible for the solution to the City's problem. We have no mental health facility. No urgent care hospital. We have no grocery store, shopping centers, no beautiful complete sidewalks on streets to walk on and enjoy. No twenty-four (24) hour resource centers or crisis centers. Things that a PHS could greatly benefit from and are located in other areas of South Bend. We do have liquor stores and gas stations that we get over priced goods from. Now, the picture that I've described may sound bleak. I did mention that there are some things that give me hope. Frankie's and Linden Grill have been standing in the neighborhood for years. There are some churches that work hard at outreach. The King Center, which a lot of kids walk to and from, has been a pillar of this neighborhood. There are even some minority businesses that are starting to come back to the neighborhood, my husband and I included. This growth has been happening on

its own. If this City really cares about the people on this side of the bridge and this side of the river, then you would not allow this project to go forth in this particular community. You would seek to find a better location for the people that you are trying to help and the community that you are trying to rebuild. Putting those in need in a community that is in need itself is socially, economically and morally irresponsible. There are plenty of other neighborhoods that are healthy and more sound to serve this population so why not mobilize them? Why must this side of the town always have to step up and step in especially when there has been little support from the City in return. In conclusion, homelessness isn't a problem, it's a symptom. Lack of factory trade jobs is a problem. The Opioid Epidemic is a problem. Lack of multiple affordable and feasible resources to address mental health is problem. So, if our City is truly interested in addressing homelessness we should look into other resources and options that cause chronic homelessness in the first place. Thank you.

Andrew Snyder, South Bend, IN stated, I own the property at 1029 W. Jefferson. I own the property at 1032 W. Jefferson, and I own the lot at 1030 W. Jefferson South Bend, IN. I purchased all these properties and rehabbed them. They were disastrous. I am happy to see that the City is coming up and starting to do well in my neighborhood. I live exactly next door to Oaklawn. Although I have not had any serious legal problems with the residents, there have been a few cases where over the years certain things have happened and it is a concern. I know that I'm highly conflicted. I'm completely conflicted because I'm also the pastor at the church formerly known as Emmanuel Deliverance Church at 415 W. LaSalle Blvd, South Bend, IN. As a pastor, I have a heart for these homeless people and what they're going through. Their troubles, and their difficulties and the burdens that they carry. I'm like man this is too much. We should not have a crisis of homeless people in America. This is a wealthy country. Everybody should have a place to lay their head at night, and I get it. It's wrong, and we're supposed to love our brethren and you see people struggling, and they're in trouble and we want to help them like the Good Samaritan. Help these people that are down trodden and broken and going through it. What I want to see is that happen, and I'm ok with Jefferson at the end of Washington Street. I mean, I'm ok with it, but I'm not fabulously excited about it because of the security issue. These people that are drug addicted and having all kinds of issues are going to be running back and forth in front of my house on their way to Save-a-lot. I don't want my stuff stolen. I don't want to carry that burden. It's terrible. These people have no respect. They're homeless for a reason, most of them. Mental illness, they misbehave, under judgement. I cleaned out the church at 415 W. LaSalle. That place had also become a homeless shelter inadvertently. I took away the drug needles, the condom wrappers, the panties and the beer bottles and all of the other rubbish that desecrated the house of God. Now, if you think that these people are going to respect our neighborhood, that they are going to come through and everything is going to be ok, when they can't respect the house of God, we're fooling ourselves. It's terrible. So, what I want to say at the end of all this stuff is that this City needs prayer. This City needs deliverance, this City needs Jesus. We're in trouble. This world is in trouble. I know you're going to make whatever decision you're going to make and I'm ok with that either way. Try and put some parameters in there that are going to give us some security. That's going to give us some safety. I mean, if it was just like a mental health treatment center for people that are marginalized, ok, but the guy stood right here and said addicts. If you're a child molester, you can't come in or like a violent felon, you can't come in. It's people that are addicted to substances that have got mental illnesses. You don't know what they can do. I've seen it myself. I've seen it myself at my house when they knock on my door from Oaklawn. A lady asked me, are you my dad? I mean, these people aren't ok. So, we have got to have some kind of security measures in place to protect the citizens. That's all I'm asking. You guys are doing a great job. Thank you very much.

Beverly Perkins, 1232 W. Washington Street, South Bend, IN stated, I'm going to name some of the things that the Westside has been doing offering homeless people and other people help. You have the Digma House that's on Saint Joseph Street. You have the Second Chance where they house the men that are child molesters and can't find jobs. They have housing for them over there on Saint Joseph Street. You have the Upper Room. That's for the addicts and they give them vouchers. They pay like three hundred (300) dollars for them to stay there. Then you also have Stone Soup which is a soup kitchen down there that feeds them on Monday, Wednesday and Friday. Then you also have another place called Saint Margaret's that feed the women there on the

Westside. You also have Lady of The Road that feeds men and women on Friday, Saturday and Sunday. You have the Hope Mission which is downtown near the stadium. They feed them breakfast, lunch and dinner. The reason that you have a lot of the homeless people on the Westside is because of the Hope Mission. If they didn't have that pantry open from 6:45a.m. to 7:30 p.m., you wouldn't see them traveling back and forth. They don't have it in Mishawaka. The people in Mishawaka stop feeding them at noon. They don't feed them breakfast. They don't feed them lunch, and they also have to have a Mishawaka address. So, they don't have the shelter there. You have people that are walking from Mishawaka coming all the way to South Bend to eat. Plus, they don't have a shelter there so they go on the corner of Michigan Street because there's a shelter there, and they can stay there for two (2) years. If they don't like it there, then they can go to Hope Mission and they can stay there for two (2) years. We have everything on the Westside. Mishawaka needs to do more to help other citizens. They need a shelter there. Notre Dame is funding the Hope Mission and funding the Shelter, how come they can't fund it over there in their neighborhood? I don't know why. That's all for my discussion. I don't like it. I don't want it in my neighborhood because we already have too many problems as it is.

Marilyn Gachaw, 2514 W. Kenwood Ave, South Bend, IN stated, The reason that I'm speaking tonight is because I'm angry. I grew up in South Bend. I moved away for many, many years. I'm back and I live in the same house I grew up in, and my feeling is that you guys, and not you personally, but the City of South Bend has not seen me, and you have not seen my neighbors. I'm going to tell you a little bit about my neighbors. There are twelve hundred neighbors (1200) neighbors that live right around the proposed supportive housing. Of the twelve hundred (1200), sixty (60) percent are living below the poverty level. Of those that have children under the age of eighteen (18), seventy-five (75) percent live in poverty, and we're bringing a model in for them that is not a model that I would want my child to grow up looking at. If we are going to bring something into my neighborhood, all I ask is that you guys consider community benefits for the neighborhood. You're talking about various entities that will be saving money. I ask that some of that money be returned to the neighborhood for community benefits. We had a program Saturday that was sponsored by the City. It's called Love Your Block. There were six (6) residents that were identified as having high Code violations and because of their Code violations they were afforded our help. Volunteers along with the City, along with the church in the area, we had a block party. We did not actually serve neighbors that were having fun. The neighbors that came to the block party were hungry. They were hungry. Those that we helped with the housing problems, they're probably one (1) step away from being homeless because they can no longer afford to live in their home, yet they have no place else to go. So, what we did was offer them at least five hundred (500) dollars' worth of work. We cut grass, we pulled weeds, but those are the kinds of benefits that the City could provide ongoing if we had investments from those types of entities that are going to be saving money. Thank you.

Erin Lemroy, 921 W. Washington Street, South Bend, IN stated, I have pages of notes, but I'll spare myself and you all, and just focus on a few items that I believe that maybe we can flush out just a little bit more because I don't think they've been completely addressed. First (1st) and foremost, I am newish to South Bend. This will be the beginning of my sixth (6th) year. We purchased our home on the Westside of South Bend surely because of course, it's a historic and isn't that cool? But to be really perfectly honest with you, it was the most house that we could afford for a family of seven (7). I have five (5) children. Many of them are active in multiple community sponsored events throughout the City. Dance, different volunteering events for the public schools, but I think what we also need to pay attention to is for some of us this is our one (1) big sole investment in life. I don't have investment properties all over the City, this is it. So, let me tell you something else about when we moved into our almost lovely, big enough house that we could afford. Within the first week of our moving to town a Police Officer stopped by right away and asked my husband as he was approaching the home, hey, what are you doing here? Well, it turns out my husband's Puerto Rican. He's brown so that brings suspicion. So, when I hear folks talk about isn't it going to be great that the homeless and the PSH supportive housing is going have all this security and all this Police presence, that scares our family. So, I want us to nuance a little bit about how it is we talk about Policing. Just by saying there's going to be off duty Police at this site, really? That scares the heck out of me. What rules and regulations do off duty Police Officers have to follow? I have no idea. Do they just show up with guns if needed? Also, on any given day,

my children are dancers. They love to be outside on the lawn. Any given day that you drive by, my kids are outside on the lawn. There are Police Officers flying down West Washington any hour of the day. Posted thirty (30) mile an hour speed limit. They go as fast as they need to I guess. So, my question to you is, as you discuss this particular project let us nuance our discussion about Policing, neighborhood Policing and what that really means for everybody involved. One (1) more concern I have is I study language and language use in context. So, I find it ironic frankly that we began this public session tonight with a discussion about whether or not a certain code of *Bill No. 22-19* would use the word May, with language that is so vague and noncommittal or should be use and implore the word Shall which actually denotes a commitment to follow through and do something? Time and time again I've heard from South Bend Heritage, Marco Mariani and Oaklawn many, many instances of may or could, we should, but I did not hear we shall, or we will. So, if we're going to hold our own selves accountable to the language that we use in government documents to tell us exactly what it is that we're doing here, I'm going to demand the same from those departments as well. Thank you.

Pat Smith, 817 O'Brien Street, South Bend, IN stated, From Jelly's Bar to Studebaker. From Chapin Street to Martin Luther King Blvd. Western Street has steadily been changing. It was hard for me to come down here, but I'm going to put this in terms of baking a cake. The cake is already in the oven. The man said that they spent a whole lot of money on this situation like it's a forgone conclusion. No. Please don't be sucked in by money. There's five (5) churches over there. Five (5) right where they want to put that building. Then on top of that, the building that they have at Oliver is ugly. It doesn't look like the neighborhood. I go through there all the time. I have family over there. It doesn't even match the neighborhood for one thing. There are five (5) churches over there, there's Frankie's Bar-B-Q and there's Martin Luther King Center. A homeless shelter does not need to be there. We even had a riot on Washington Street when Jesse Jackson came to South Bend. Walking through the street has changed. Putting that homeless shelter there is going to make it change back to what it was before they put all of the nice homes there and made Washington Street what it is now. Hansel Center and the Natatorium are not a Heritage place. Those are positive changes. This is not a positive change, and the question that I would like to ask is where are the other sites? Why did they pick Washington Street? Why the Westside? If it weren't for the people here, we would lose the Westside. The Westside is turning into a Memorial. Every corner has got teddy bears and balloons on the corners. It's turning into a cemetery. What kind of homeless people are there going to be? Will it be families, will it just be men, is it going to be men and women? So, I'm not against the homeless people. I was homeless myself a couple of times. I'm not against them, I know what it's like. I'm not against them, but I'm against where they want to put that. You can take your 2 million or 3 million dollars and put them somewhere else please. Thank you.

Rosie Wesolowski, 1037 W. Thomas Street, South Bend, IN stated, I'm a registered nurse and I've been one for over thirty (30) years. I've seen a lot of growth and development in children. In my field of study and in my neighborhood, I've seen a lot of growing and developing of the little children. We have many little children in our neighborhood. Small ones. They're riding their bikes, they're in daycare, they're doing cartwheels and they're a part of our neighborhood that we enjoy. These children are going to be devastated with something like this coming to our neighborhood. I mean, they are safe and happy. We've got ice cream trucks coming, and they feel comfortable running to the ice cream trucks, but something like this complex is going to devastate them. These people, they say, there are no sex offenders, no this, that's all in a perfect world, but we're not living in a perfect world. Otherwise we wouldn't have security guards, we wouldn't have Policemen, but we do and that's why we are devastating these little children in our neighborhood. We're talking about our youth and growing. We want our youth to grow up and be normal, and not have a mental status issue. There was a little girl who went to an ice cream shop the other day and a homeless person said to her, I'll shoot you. As an adult, I would be devastated with my mental status, can you imagine this for a little girl? So, I'm telling you that this is not a neighborhood that we should have this in just for our youth and the growth of our youth. Thank you.

John Nagy, 705 W. Washington Street, South Bend IN stated, I want to thank members of the Common Council for giving this issue this amount of time. I've been very encouraged this evening to hear just about every point that I can possibly think of be raised. Things I agree with, things I disagree with. I will say that when I first started learning about this problem in depth just a little

over a week ago, I heard my friend Steve Camilleri, who I've known for twenty (20) years say that we need permanent supportive housing in our City as part of the solution and part of the path for zero (0) homelessness and that fills me with hope because we have homelessness on our front porch. I believe Steve and it pains me to be in disagreement with somebody who I respect as much as I respect Steve. The problem is that I'm not a homelessness expert. My wife, my neighbors, we are not homelessness experts. We're not mental health counselors, and we're being asked to be good neighbors and being asked to be compassionate. We have concerns and we hear, we have to get this though. Your concerns are not important, we've got to get this through. It's a rush all of a sudden. Maybe the problem is too big for us. Maybe the problems that my neighbors have been talking about need to be addressed. Maybe this is serious and real. Good neighbors are compassionate, but good neighbors are also considerate and informative. I do not feel that I've been adequately informed about this problem. Our community needs to have a robust conversation about homelessness, but it shouldn't just be people on the Westside who have to come in and hear about it and talk about it. What about people in the neighborhood that we left in the North Shore Triangle? This never came up in the North Shore Triangle. We loved that neighborhood, and we left because we couldn't afford to stay there. So, we came over to the Westside. We wanted to be part of the solution in South Bend. We knew that the Washington-Colfax building was empty. We were told that particular development was going to house low-income residents, and we thought, that's fine. It's part of the economic diversity of our neighborhood. What I didn't know until about a week ago, and honestly, I don't know what the true is, I've been told that there are eight (8) units there that are supported by housing vouchers for the homeless. I've been told that maybe the whole building could be supported by housing vouchers for the homeless. I've been told that there could be permanent supportive housing in that building.

Mr. Nagy continued, I honestly don't know. The point is, I have to go and find that out because my neighbor isn't telling me. We share a property line. We share a fence line. In one (1) weeks' time, I found out at a neighborhood party over the weekend my back fence is gone. It's gone. It's getting taken away and it will be months before it comes back. In the meantime, I don't know what I'm supposed to do. We were told that there was one (1) and only one (1) place in the City where this permanent supportive housing development on West Washington could be built. The process to determine that was not an open and public one. Every partner was consulted ahead of time except for the neighborhood. Everyone's buy in was secured except for the neighborhoods. So, if this plan goes through without an open, public and thorough siting process, then I fear that the message the City will be sending my neighbors and me is this, you aren't partners in this City's economic revival of the Westside. Kennedy Park, eighteen (18) million-dollar park redevelopment projects belong on one side of the river, 3.5-million-dollar permanent supportive housing projects belong on the other. You are the leaders of our City. You know that if you concentrate too much wealth in one part of the City you get gentrification. You know that if you concentrate too much poverty in one part of the City you get blight. Neither condition is healthy, and neither condition is acceptable. If we want an economically diverse South Bend, we need to engage the other neighborhoods. We should be engaging as a City, Mishawaka, Granger and the other parts of our County who can say they don't have a homelessness problem. My problem with this is that it takes a serious regional problem and turns it into a neighborhood specific problem. Thank you for your time.

Alicia Nagy, 705 W. Washington Street, South Bend IN stated, I want to speak as a mother. I grew up in Indianapolis and for many years, most of my life, I drove up to South Bend to see my siblings at Notre Dame. We had to drive by all kinds of strip joints and kinds of things on the way into town. When I married, we moved out to Northern Virginia. We lived in an area that was seeing gentrification and had the wrong side of the tracks and the right side of the tracks right up against each other. We saw all kinds of things and we got really passionate about urban development. Fair urban development. My husband and I both grew up in suburbs, and we both wanted to stay far away from that, and we wanted to do things differently, and be very engaged where ever we would be. Well, when we moved back here I was kind of upset because I was going to be a townie, and I did not want to live in South Bend. That's thirteen (13) years ago, and since then, I have come to love the City. I gave birth to four (4) children here, I brought four (4) with me, so I've got eight. We loved the North Shore Triangle, but we couldn't afford to build on, and we lived in a three (3) bedroom house. Maybe for some people that works really well. That was really challenging for

me and for my big guys that are all turning out like my husband. We had to move, and we were able to find, God bless him, Paul Haden who had taken a house that was completely run down. It had been turned into four (4) apartments, and then he turned it back into a single-family house. He was so excited that we were interested in looking at buying his house on West Washington. My family and many of my friends were like Alicia, do you really want to live there? Come on, it's dangerous, but I have to tell you that I was very heartened when I spoke to Martin Metenberg on the phone and to others. They told me, no, this is a great place. We do potlucks, we get to know each other. We're doing real community engagement. I thought, you know what, I've come to love the history about Studebaker, and Oliver, and Birdsell, and I see what's happening. Somebody bought the Kaiser house and they are restoring it beautifully. Tippecanoe looks like it's getting all kinds of new things going on there. When the Mayor goes and announces his Presidential bid from the renaissance, I'm like, wow, they really are meaning it. Like there is going to be great investment here. Look at what's happening around the park. The first night that we were in our house there were fireworks over at the baseball park, and I was like, it's going to be ok. We're going to really make this place a beautiful place. I love to garden, and I was crying because I left my garden, and I was like, I will make a garden here. I will make it beautiful for everyone who passes down West Washington Street. Yes, we've had people come by who were out of their mind and take my stones and smash them in the street and scare my kids. Yes, we had a woman who comes in with her eyes glazed over looking at our property around the cars while the kids are playing in the yard. She's not making any sense, and crawls over into the Gemini lot. We've had a stakeout. We've only lived in the house for a year, and we had Police stakeout the whole area.

Mrs. Nagy continued by stating, We've had Police standing outside while there were Police all around the block. I was home alone, and I called my husband. You know what, I want to stay, but I want to know that the City also is investing in this part of town where our cultural heritage is. These are old houses that are worth investing in to restore the fabric of the culture that was lost when there was blight and blight out to the suburbs. So, why do we get repaid? The Westside already has Jefferson housing. We have now Gemini. We have Rushton. We have so much, and we knew when we moved in that it was there, but we didn't know that we were going to be dealing with this all over the place, and all of the empty places where South Bend Heritage owns a lot of land, and is in partnership with the City to take care of this problem only in our area. So, I ask you please, let's see that this City is invested in its heritage, in its culture, and is not going to let this part of town not be a part of the twenty-first (21st) Century vision for the City of South Bend. There is plenty of growth in all areas around the City except for our side. The investment that I see has been so much on the backs of individual people putting in their hard-earned money, and we are ready to invest what little we have nascent revival, but we fear that the City's not interested in that. The message that we're getting is that West Washington Street is going to be the collection point for problems that other parts of the City don't want to deal with or that can buy their way out of.

Eric Boyd, 1240 W. Thomas Street, South Bend, IN stated, My concern about the fragile state of our neighborhood is that we're at a turning point where something better can happen for our neighborhood. We are having a lot more interaction with the neighborhood association. There's a lot of positive things going on, but this housing project brings a lot of unspoken questions and answers. Security, the soil pollution, long-term financing and where will that come from. If they can't provide furniture for the apartments, how are they going to be able to pay for the soil cleanup? What about future developments? Will there be more buildings put on the properties? We don't want uncertainty, and we don't want a 3.5-million-dollar problem. The neighborhood needs an open line of communication with the City. Our residents have no idea what is coming. I went down Thomas Street, Walnut, Jefferson and Washington Streets handing out flyers, over two hundred (200) flyers and talking to people letting them know what's going on. Most of them don't even know that this is happening. If this association, the South Bend Heritage Foundation wanted our input or wanted us to be a part of this, they should have approached us to have input as far as what goes on in our neighborhood and on our soil. As far as the permanent housing, it's a great idea if it's well planned out, and it's definitely a good idea if it's effective, and if it's brought to the people who are going to be affected by it the most. The American Dream is owning your own home, providing for your family and being a part of a safe vibrant community. This project would be a nightmare. The African-American community in South Bend and the Washington residents should not have to carry the burden of long-term homelessness in our neighborhood. This project comes

with many burdens. Our neighborhood has been underserved for many years in the area of economic development, business growth, infrastructure, and the solutions for redlining. This issue being added with the homeless problem is putting a problem on top of a problem. If the City is going to spend five-hundred thousand (500,000) dollars from our community, from our TIF Fund in our neighborhood, we should at least be invited to the table so that we can at least have input as to how that money is being spent. As far as Community Investment and my personal relationship dealing with them over the last seven (7) years asking for investment on our side of town, for seven (7) years, it has basically been a stone wall. Emails, phone calls, but no response. So, this was definitely a surprise when we found out that they were going to build this and give this as a gift. This is not a gift. As far as our neighborhood, Blacks, Whites, Hispanics coming together, that is what this has done. That is the only good thing that has come from this situation. We do need economic development, we do need street lights, we do need better sidewalks and we do need better communication with Community Investment as far as this project. It's a good project if it's planned out correctly and includes everyone involved in it. As far as the stakeholders in this project, Oaklawn, they're designed to bill Medicaid for thousands and hundreds of thousands of dollars, and they deserve that money, but those stakeholders are also the ones who also need to come to the table and help fix this project to make sure that it's executed in the correct way. We suggest that they fix the Oliver Apartments first (1st). We ask if they can study, look at that information, plan this out so that it's done correctly the first time, and then come back with something that's a lot better. Thank you.

Andrea Crawford, 920 W. Washington Street, South Bend, IN stated So, what does an enlightened City do? At the Health and Public Safety Committee meeting last week, Steve Camilleri of the Center for the Homeless said that, this is the question that was asked of him by the Mayor two (2) years ago. What does an enlightened City do to serve the homeless? The question is exactly the right one that we should be asking, and Steve's answer was as impressive as the plan itself. I commend my Civic leaders for their multifaceted approach which includes permanent supportive housing. I am opposed however, to the location chosen for the site, and I challenge you to ask what does an enlightened City do to address racial injustice? Last Sunday evening, thirty-two (32) members from the near Westside neighborhood, Kennedy Park and Lincoln-Bendix Park neighborhoods gathered to break bread and ask the question, why is South Bend racially segregated? As part of a dinner series that we're calling Dig In, we discussed the book The Color of Law. Then we showed a short film that summarizes its findings called Segregated By Design. Then we dug in to our local history, and my neighbors shared stories of receiving mortgages with racially restrictive covenants. Being denied loans because the neighborhood was redlined. Watching a once vibrant community of businesses, churches and homes decline and be replaced by abandoned lots and empty buildings through deliberate acts of Federal, State and Local Law. That empty lot may look like free land good for the taking for a good cause, but to the people in the community it's a painful symbol of long-term injustice. So, I urge you to not choose this location because the people who live closest to it don't want it, and they deserve self-determination. Because such a decision perpetuates such a long history of racist urban planning policy that we as a community and a country need to end right here, right now. Instead, the City needs a plan for this area. One pursued in collaboration with the neighborhood that seeks to undo the damage that's been done to it, and to rebuild it justly. Permanent supportive housing can be a part of that certainly, but as those who have spoken here tonight have said, investments in the long-standing existing community must come first. Only after that, would they who live closest to the site, and us who live next to them, approve this kind of project in our backyard.

Collette Boshemp, 1142 W. Washington Street, South Bend, IN stated, What they're bringing up is just a couple of blocks away from where I live. I know and I feel that the people that don't have proper housing, they need it, but why is it always on the Westside? Why can't the City be one - hundred (100) percent equal? Why is it that three-fourths (3/4) of it is beautiful, and the one-fourth (1/4) they just let it go? I've called 311 numerous times to have the City just come down my street. On Washington Street, it's divided. There's a Northside and a Southside for the street sweepers to sweep the street. The man who does it, he will go up and down the street two (2) or three (3) times on the Northside of Washington Street. I'm on the Southside of Washington Street. He's come out twice a year. They just happen to have come out a couple of weeks ago. I'm wondering why can't South Bend be the first (1st) City to have the whole City be a beautiful City? Why does it have to

be redlined just like the woman ahead of me mentioned. Why can't that be taken away, especially with the Code Enforcement redline. I realize there are people who need Code Enforcement. If Code Enforcement does their job, you won't need to have a redline. I try to keep my property up. I'm constantly picking up trash, paper and stuff that I don't even eat or drink to try to beautify the area that my little section is in. So, think about it. Have the whole City beautified. Not just three-fourth's (3/4) of it.

Jim Bogнар, 807 W. Washington Street, South Bend, IN stated, The hour is late and I will be brief. One of the issues that was discussed this evening but has not been focused on is the largest single land owner in my neighborhood is South Bend Heritage. I'm grateful for what they have done. Grateful for what they have brought to the neighborhood. When Jeff Gibney died, South Bend Heritage lost its heart. When Ms. Muhammed leaves, it will lose its soul. It is very, very difficult to stand here and look at all of you and not say I'm sorry, no one has helped these people. My family has been in this area for a hundred and thirty-seven (137) years, and I've got it pretty good. I'm the last one. Councilmember Voorde knows that. We have to talk about what we are going to do to help these people. You mentioned that it is critical that we stick to topic. Well, the topic is what Ms. Muhammed said. We've had enough. We've done our share. That doesn't make us bad people. This has torn our neighborhood to shreds. We didn't say no. We didn't tell people we didn't need to be there. I want to say to Marco who's going to come up here and say something, this is what failure looks like. You are the largest land owner. I understand, but this is what failure looks like. This is you do not communicate with your neighbors. No other developer has the same opportunities that South Bend Heritage has. There is plenty of information that you can go to. See the City, either the Board of Public Works or Community Investment and have money that never goes before this Council. Can anyone here, anyplace name a private developer that is coming to my neighborhood of any significance past William Street? The default for this City has been South Bend Heritage. That doesn't make them bad people, but it stresses them to a level that no one should have to put up with. We are a good and decent neighborhood. We deserve a vote tonight, and we deserve to be part of the solution somewhere down the line, but I'm not going to let this neighborhood be put in such a position that we don't give a damn about the homeless. I'm going to tell you what, it's going to be awful hard for me to drive by there and see the homeless living in better conditions than most of the people are in my neighborhood. Thank you.

Mr. Mariani in rebuttal stated, I don't know that I have a rebuttal per se. I mean there were a lot of points that I already talked about in my original presentation. I think just speaking from the heart on this, South Bend Heritage has worked in this neighborhood for a long time. They've worked around South Bend for a long time. I appreciate all of Mr. Bogнар's comments. He's certainly been a part of all of those projects. Part of all of those discussions. It is true that if not for the South Bend Heritage Foundation, the Kroc Center might not be there. If not for South Bend Heritage Foundation, the Civil Rights Heritage Center might not be there. If not for South Bend Heritage Foundation, the Notre Dame Institute for Arts and Culture might not be there. If not for South Bend Heritage Foundation, there might not be Infill Housing Development in South Bend Mutual Homes or in the Southeast neighborhood or affordable housing or mixed-shared neighborhood in the Northeast neighborhood. There might not be a private developer doing Colfax Apartments. So, I appreciate all the recognition of the impact that South Bend Heritage has had and continues to have. It is true that South Bend Heritage moves forward at risk as any non-profit does and we're non-profit. These are the kinds of things that we are here to do. This is our purpose, this is our mission, this is our vision for the community. Our Board, who many of you heard speak tonight, this is what our Board is here to do. There isn't anyone else that I'm aware of in South Bend pursuing permanent supportive housing. No one is bringing a solution forward that I'm aware of. It's not a perfect process. We have worked as hard as we can. We've tried to do all that we can to share information as quickly as we can. It's a new world. People share information very quickly. Information travels very fast. I know as soon as I called Marty about the new zoning, Marty moved that information around the neighborhood very quickly. Now, it may not have reached everyone, and that's certainly true. If I had or South Bend Heritage had an army of people or even the Department of Community Investment, if they had an army of planners that could be deployed to really do full City analysis all day every day, full City engagement, we probably wouldn't be having these kinds of conversations. Unfortunately, it is a broken world, and I think that those in the audience would admit that it is a broken world. There are some past sins that weren't

necessarily my sins or South Bend Heritage Foundation's sins. So, it is a layered discussion, no question about that.

Mr. Mariani continued by stating, This is a solution that we're presenting to you. It's a viable solution that's been vetted. These are solutions that are working despite what some may say. I continue to remain optimistic that we are going to do all that we can to continue to be partners in this neighborhood and every neighborhood across St. Joseph County where we can have a role whether it's helping seniors stay in their home or financial literacy, we do a wide variety of things. Maybe we don't do it fantastically and to the level that everybody would like to see, but we are doing our best, and that's all I ask of my leaders. That's all I ask of our Board. Those will be my final statements on this. This is a solution to bring this forward. I haven't heard anyone say that they hate the idea of permanent supportive housing. I think most people have expressed real understanding and support. They got it quick, people got it quick. Some had said they were gone and weren't participating. In two (2) weeks, I think they understand the concept of the proposal. It is complicated. It is uncomfortable for people to think about this idea of having to confront someone who may have a substance use disorder or mental health disorder on their street, in front of their house, in their alley. I certainly have in my South Bend neighborhood. I'm probably more comfortable with it more than some are. So, I would just ask that you continue to give this strong consideration, and that you recognize that this is what South Bend Heritage is here to do. It's what the partnership is here to do. This isn't nefarious. This is a public organization. I'm proud of the people who live in this neighborhood. We're at the table now, we're not going anywhere. We continue to pursue this. We'll continue to pursue this. So, those will be my closing remarks. Thank you for your time.

Councilmember John Voorde turned the meeting back over to the Council for comments prior to a vote.

Councilmember Gavin Ferlic stated, I just want to say thank you to everyone who came out and spoke on both sides. I would be in favor tonight of continuing this. Allowing the Heritage Foundation as well as Community Investment the opportunity to engage with the neighbors. Really investigate what types of investment might make this project more palatable, if there are any, but just giving more opportunity for that to happen. That's what I would support. Thank you again everyone for coming out and for your comments.

Councilmember Dr. Oliver Davis stated, Well I believe that there is a need for us to do this now, and since this project can't move forward until proper zoning is in place, then I believe that this project should be placed in an area where zoning is appropriate, and things are already approved. To say that if we don't do this right away we will lose the State money, well, that should have been done in the zoning. If we didn't have the right zoning for it in town, then I would have felt more inclined to do this, but we have the right zoning that's already in place. We've already had the sites that some of the people have said have already been approved, and it can move forward. To take it to a place where the zoning is not there, and to put it in a section that has not been approved, and then to blame the Council for not doing that in a sense. I was offended by the comments made by the gentleman from the Center for The Homeless. These are not just his people. He gets paid to do his job too. This is our City too. It's not just his because he's the Chair of the homeless, it's not any of that. That's insulting. It's all of our City. We all stayed out here until almost midnight because it's our City. It's not just the Council's City, it's all of our City. Two more things and I'll close. When people have not taken the time to nurture their neighborhood, I've voted against it. They tried to do the same thing on the Eastside, I voted against it. Do I expect the developer to always get everybody's opinion? No, but they have to work at it. I was surprised they wanted to go forward tonight before everything else. I believe a vote is required of us tonight, and that we need to have a vote. Hopefully, this will be voted down, they can move to their site and then we can come back with a better plan because I do want to come back with a resolution that we need to fix up that whole site over there. We need to put that in a resolution, and we need to fix that, but this doesn't need to be on that same side. So, I believe that we need to move forward. I plan to vote no. I don't want us to be delayed, and I respect everybody and appreciate everyone. We have to have that environmental study. People can say that it's over blown, but you don't put people on sites that you haven't developed and that should have come before this Council ahead of time. May God bless us all.

Councilmember Tim Scott stated, Again, I'm for supportive housing for the homeless. I've been on Council for eight (8) years, and this is the first time we've ever gotten this far. In fact, I don't think we've ever had it before us and passed. For comments to be said that we have a deadline tonight or it's all on the Council certainly didn't come forth from the City or from South Bend Heritage. There's a lot of issues that I have with this, and I've seen a trend within the City. I'll be talking with the Mayor about this, and the future Mayor about this. I'm seeing a lot of let's call it in. Let's do the bare minimum, throughout where we had meetings and then get a remark that well, you're not going to get one hundred (100) percent buy in and just call it at that when we have to get information from citizens and when we have to ask for information that isn't readily handed to the Council like the matrix on the list, that's definitely a concern. If this is a deadline tonight, then it's irresponsible on the presenter and on the City to say, it's either all tonight or not. So, I have a lot of issues with how all this rolled out. I've talked to the Administration about it over the past weeks, and where the weight is carried among the citizens making this decision. You probably had an understanding where this vote might go, but the thing is, my vote is based on the representation of the people that I represent. I think that holds true for everybody up here. Again, I want the very best for this, and that's not a pie in the sky. That's not throwing it to let's do the average, let's just do it because this is what we've come up with. I want the very best. I want a place that doesn't have any contamination. I've been through this. Some of you guys might not realize what I've done in my lifetime. I've been through this on five (5) or six (6) sites on a business side. You don't know what that is until you open up that ground and find out what it is. I get the understanding of you have to have a site to give to down state and I understand what that's going to mean. I also understand what it could cost. It could be eating up a lot of money that probably the City would step up and help out, and I would probably vote for that, but there's a lot of cost involved with some of this stuff and we don't know what we don't know at the time. This Council you might hear from either the Administration or the South Bend Heritage which is unfortunate, but there's probably a trust issue. It happened with all the process that went into this. That's all I have to say.

Councilmember Karen White stated, Again, I would like to thank the Administration, our citizens and South Bend Heritage as well as the Clerk's Office and the Council At Large for taking the time, and for you remaining with us until almost midnight. We have good neighbors. We have good neighborhoods. We have good people who all love the City. Clearly, I did not hear anyone stating opposition to permanent supportive housing. I have just recently, through the Residential Neighborhood Committee, we've been having discussions looking at historical neighborhoods that have not been served. We've had some very critical discussions, and actually identified five (5) critical quality of life issues that have drastically impacted certain neighborhoods. All neighborhoods are not the same. All districts are not the same. I lived on Cherry Street. I have driven up and down Cherry, Chestnut, Walnut, West Washington and it doesn't take a rocket scientist to see the lack of development in that particular area. It pains me to hear citizens state that they don't feel valued. That their voice doesn't matter or that we really do not consult them. These are conversations that I've heard for a period of time, and I have made it a commitment from my perspective that we to look at our neighborhoods. We have to ensure that every neighborhood has the right, that every citizen has the right to live in clean, safe neighborhoods. Every resident has the right to live in affordable housing and have housing stock and be able to live in a neighborhood and on a street that has more than one (1) or two (2) houses on a street, and one (1) of those houses is boarded up. Every resident has the right to expect that they are treated fairly and with respect. We have some critical issues that are facing certain neighborhoods historically, and I think it's time for us as a Council and as a community to begin to have those critical conversations in regard to how are we, collectively going to address these issues. What does it look like? When will we get it done? So, at this point it would have been beautiful if the proposed site had been zoned properly. It hasn't. We have a lot of work before us, and I will not support moving forward at this particular time because of those reasons.

Councilmember Jake Teshka stated, I feel like everybody is having one of those big family fights where at the end of the day, nobody walks away feeling good. That's what this is. I feel particularly in a tough spot. Steve, I grew up with the homeless center. My mom was working at the homeless center at its inception, and I have a heart for the homeless. I'm also privileged to represent the fifth (5th) District where Marco and I live, and we don't have to deal with a lot of things that these fine

people do. Time and time again, these discussions have come down to engagement. Engagement with the neighbors and with the neighborhood. Time and time again. Not just with the neighbors, with this Council even. I mean, I didn't get a phone call from Marco or anybody else on this. My email box was getting flooded by the residents. Maybe you guys did too, but nobody wins in this situation. When Steve got up and said we lose the forty (40) vouchers if the zoning isn't approved tonight, I look at Tim because that was the first time, I had heard that. I don't know what we're going to do, but I'll tell you, we've got a lot bigger issues when our residents feel like that they have to come to a zoning hearing to talk about racial segregation and equity and all of these other issues. I don't know what I can do as fifth (5th) District Councilmember, but I want to do a better job engaging the entire City because it's clear here tonight that we've got an engagement issue. That's all.

Councilmember Jo M. Broden stated, I want to thank all who have attended tonight. This is amazing that you are all here, that you are so dedicated, that you have done your work in advance of this evening, you've done your work all throughout the process and you've come here tonight with very compelling points whether you are in support of this or in opposition to this. So, thank you all. Your Civic engagement is quite frankly, humbling. I'd like to thank the Council for your vote to listen to everyone tonight to make sure that everyone's voices are heard. Understanding that not everybody has the luxury to be in those seats or to be in these seats. There are a lot of people who are not being heard tonight. So, for those who have written letters thank you. They have been informative. Framing this, I hope we don't vote on this tonight. The biggest reason is I am very concerned about losing the twenty (20) residential slots for homeless individuals in our community. I actually was aware of the forty (40) other vouchers that were tied into this proposal overall. So, I don't want to lose that tonight, and I certainly don't want to make a decision as a Council at midnight when all of us are kind of worn out and really need some time to process this. I think this does beg for additional input. I also think with regard to the environmental portion, we all understand that there's a process to that site. I think we all understand that more information, if it's already been identified by earlier studies, by earlier work, I think I would feel more comfortable and I would feel more comfortable for the long-term residents there or the new residents if that kind of concern about the environmental condition of that site could either be put to rest or at least be advanced to a level that we know or are certain about what has happened and what could happen going further. I guess my assumption along that same point is if additional environmental issues of depth are identified, at some point that's a cost calculation and we may end up having to bag this site entirely. I think there's additional work that has been done that hasn't been clarified tonight. I think there's additional work that can be done, should be done and yes, there should be some commitments to it. So, I would suggest that Council actually table this. I would suggest for four (4) weeks, but others may feel more strongly in terms of expediency to actually get to a decision, and I actually would consider two (2) weeks. I will end my comments by stating, as in baseball, when you go to bat you go with the team that you have, and I feel very confident that as a community we have pulled in and we have unbelievable expertise in this area in our own community. Many of those organizations have stepped forward tonight. We have great partners in this and that includes and should include the neighbors.

Councilmember Jo M. Broden continued, We can make this work. I don't want to give up on this site because of the amount of work that has been done. I also don't want to disregard all of the very good input tonight that actually does point to historical disinvestment or lack of investment in this area. We can't solve all of these problems with this. I would agree with you Councilmember Teshka that this is a zoning issue. It would be great if we were talking about zoning issues and staying focused on zoning issues. My closing remark is that it does take partnerships, it does take transparency, it does take an ongoing commitment. It seems like we're back in the same position we were a year ago about a controversial location and about siting questions. We have failed to fund this ongoing conversation as a Council. We have failed to, as a community, demand that it be an ongoing conversation. That it doesn't percolate up and then sink down. I have had four (4) years of that. Frankly, there has been enough time. We've had enough of that up and down cycle stuff. I would like investment and more conversations. I would like to nail the environmental piece that is here. Let's not delay this or call for a vote tonight because we're tired or because we don't have an understanding of the true impact of tonight's vote. At the end of the night, if we vote no on this, that's sixty (60) individuals in our community who will not have a housing opportunity. It

is put up or shut up, but we can also continue plans for other locations throughout the City of South Bend. Bring it on in the fourth (4th) District, Bring it on, on the Eastside. It's not just the fourth (4th) District. Bring it on. We need these solutions. Two weeks ago, on Sunday, on the Michigan Street bridge, a gentleman was going over, and that's a common occurrence in our community. I saw it as did my husband. It took six (6) individuals for us to not have that death in our community that night two weeks ago. We have got to come to real solutions that everybody can have a part in. So, time does matter. Whoever the woman was that stood up there and said that. Time does matter. So let's not jerk around as a Council on this and pretend that there hasn't been enough public engagement. Let's have that engagement between now and two (2) weeks from now or four (4) weeks from now. Let's have that engagement. We need these services. We need this in our community. If we're going to complain about siting, then we need to follow the thread from the last time we turned this down and we need to fund that level of focus and that level of capacity here in local government.

Councilmember Voorde stated, The very fact that we have to ask if there are deadlines to losing sixty (60) vouchers or deadlines to losing State money is telling in and of itself. To me, that indicates that the Council hasn't been informed to the level that it needs to be able to make responsible decisions, much less trying to disseminate that information out to everyone else. In terms of the potential environmental hazards, I don't know if it's a red herring or not. I would think that somewhere along the line, there has been an IDEM report relative to that property. If not, the City needs to. If money is not available to it anywhere else, and I don't suppose that there is, the City needs to do that kind of testing whether this thing happens there or not. With all the attention that we have these days on the lead paint and the water quality and the problems with the soil in different spots, especially in our older industrial areas and areas like this where there were underground storage tanks, the City has a responsibility to test that soil or how are we ever going to encourage anyone to invest in it for any reason? Whether it's to build a house or open a small business, that has to be done. Speaking of what ultimately happens to that site, I grew up there. I certainly respect the people who are in charge. Pam Meyer has been doing this for thirty-seven (37) years. I don't respect anyone more than her for her professionalism. Ann Mannix has made this a lifetime work. Marco Mariani came from downtown South Bend and now he's in charge of South Bend Heritage. They all want to do the right thing, and they want to do the responsible thing. Well, to me, the responsible thing would be to get everybody most directly affected, and I don't think it's kicking the can down the road or anything, I think you get everybody there and you say how can we optimize what we have? Let's not demean the fact that there was redlining in the past. Of course, there was. There were a lot of socio-economic things happening. Linden Avenue was a nice area. West Washington was a nice area and then it deteriorated into nothing. When I grew up West Washington had a major furniture store, it had a funeral home, it had a pharmacy right on the corner of Washington and Walnut and it had a grocery store. Times change, and disposable incomes change, and generations move from one (1) spot to another.

Councilmember Voorde continued, The growth and the comeback that has happened, and it definitely has in that area is because of the vision of people like Jeff Gibney, along with others who lived there and worked to make it happen. We've made substantial progress. We can't stop now. A lot of the progress that's been made lately has been the result of Rachel and Nagy and people who live there who have encouraged others to invest. The Bogner family who has been there forever. Long before us. They had their business on Chapin Street at one time lived on West Jefferson and Scott Street. They have done a lot of good in that area. I'm on the Board of History Museum. The History Museum of course, had a vested interest in that neighborhood. So, what I'm saying is, all those parties, but lead by Community Investment, not by South Bend Heritage, bringing people together to come up with a vision. I'm a little skeptical of plans that are sometimes made and put on a shelf. A plan that is constantly revitalized. That's going to take Tim Corcoran, Joe Molnar, our own South Bend Area Plan Commission now, which is a step in the right direction. I was skeptical of it at first, but I fully buy into it now. That's going to take a lot of work and that doesn't happen overnight. I'm sorry if there are some kind of deadlines with State money and State stuff, but I think what's happened is putting this permanent housing thing on this spot because it's free, because it looks like it might work, it might be a good site, to me is tandem out to spot zoning. We all know what the problem is with spot zoning. That happened so much in the post war years that you end up with a gas station in the middle of a residential neighborhood. Those kinds of

things shouldn't happen. So, let's learn from the past. Let's put our noses to the grindstone. Five (5) of us won't be here in our current roles to do that, but that doesn't mean that we're going to be totally disengaged or anything. There's going to be a majority of new Councilmembers who are going to have to undertake this. I don't want to put this off and make an uninformed decision that's going to saddle somebody else. What can this Council do? This Council can emphasize that quality of life in neighborhoods, which is the reason I ran for office this time to help Karen White and Tim Scott who were most vocal about saying, we need to emphasize quality of life in neighborhoods. We've got to do that in the 2020 budget. We've got to draw a line in the sand, put our foot in the ground or something and tell the Administration you'd better get it or we're going to turn this budget down for God sakes. You're going to live with what you had in 2019. Putting fifty-thousand (50,000) more here, putting a hundred-thousand (100,000) more here for all these kinds of things isn't going to cut it anymore. Maybe there's been enough neighborhood engagement already, and I know that's a laborious process, but Karen White just did a wonderful little meeting last week at Harrison School finding out what people wanted. That was the second of her meetings. It's not that hard. Then the people up here who are charged with enacting those decisions can put the money where it belongs, and by God this Council wants to put the money in neighborhoods. So, let's do it, and I'm turning this down too as a matter of fact. It just doesn't make sense to me whether it's environmental or spot zoning. Sure, zoning issues are always controversial. It's the most controversial thing we do because somebody always feels like a loser, and very seldom do both sides walk out happy. If you attach those decisions to a lot of information and doing the best for the most concerned, you'll end up good in the long run. I hope my old neighborhood continues on what seems to be a path of resurrection quite honestly.

Councilmember Sharon McBride stated, In my profession, I'm a big advocate for the disadvantaged people and the homeless population that have employment issues. So, it's never anything personal with any comments that anyone makes, but I'm one who has been walking with this process a year ago when those pods were just plopped in the third (3rd) District without any notification. We went back and walked with Administration in the neighborhoods and calmed down the neighbors with answers as to what was going to happen. One of the reasons why there was hype and anxiety is because we didn't know what was going on. So, we got everybody on board with engagement and everybody was okay with it. Like I said, and you cannot minimize when you talk about engagement. I have been engaged with the Administration for a year with looking at sites and talking to Councilmember White and going to meetings regularly. Looking at sites. What can we do? We had maps. We drove the streets looking at sites. Gave suggestions, had both neighborhoods approve the locations. Then all of a sudden, the ball was dropped somewhere, and we were not meeting anymore. So, when you talk about the disengagement, we should have been further along because I think that when you're talking to your neighbors constantly and keeping them abreast of what's going on you can catch more bees with honey. If they would have known on the front end, what was going on and been engaged you could have had more of a buy in. We had the buy in at the location and the third (3rd) District was there. Also the fourth (4th) District. It was approved by both neighborhoods. So, I can't minimize and pretend like this is a last-minute deal. It was off the table, those other locations. Like I said, when I'm looking at this list, only one (1) of those units is on this current list as opposed to what was given to us a year ago. So, I'm disheartened because we could have had progress. It's time for something to be done. We're going into another winter, and it seems like the Council is in a crisis where we didn't do our due diligence. So, I can't sit here and bare the burden like we didn't have a solution that we were working towards. So, I'm going to work with neighborhoods and work with Administration. The partners are qualified to serve the people. So, it's not about the qualifications, but somewhere along the way you still have to understand that when you walk away, you still have neighborhoods that live in that area. I live directly across the street from Broadway Church and have been living there for twenty (20) years. Have no problem with engaging with them. So, they are welcomed in the neighborhood. They don't live there. They come there Monday through Thursday for food and clothing. So, it's definitely a need for permanent supportive housing, but we have to start doing it intentional, the right way.

Councilmember Regina Williams-Preston stated, Thanks everybody for hanging in. I love that this Council, this community is really starting to chew on these issues that are so important, and really test each other and challenge each other because as important as the homelessness issue is, I'm so

thankful that we have people in this community stepping up and talking about racial injustice as well. We have to look at what's going on now. We do have to consider what's happened in the past and we can't take one (1) and say it's more important than the other. Just as critical as it is that we house people who don't have shelter because it's a life and death issue, there's a certain immediacy to a physical death, but there's also a death that happens over a long period of time that is emotional, that is financial, that is just as debilitating as the other. You can't deny that there are a lot of affects that go into the disinvestment of a community and we're seeing young people die every day. How many times do you wake up and every single morning there's a shooting? That's a symptom of disinvestment. So, we know that the issues are real on both sides. So, I'm glad that we're all bringing these things together. Just as Jo said, it would be nice and easy to put it in a little category and say oh it's just a zoning issue, let's just focus on zoning, but we can't because these are peoples' lives. All around. The people in the neighborhood, the people who are living without shelter, we have to address it all, and it's not easy. That's why we're here. That's why you're here. I don't want to belabor this at all. I guess from where I stand it's kind of, I feel a little sad inside because I feel like if I had to vote on this right now, I would vote no. However, where I feel really sad is that I feel like this might be the only way our community can get some investment in that neighborhood because maybe we have some leverage this time. That we can make the City actually allocate dollars to put that money there. We have been asking and asking and it feels like diplomacy is dead. Like we have to draw a line in the sand and say, well if you want this, you need to give us that, and I don't feel like that's the way that I want to be making decisions, but that's honestly as a resident of the neighborhood, and as somebody who's watched this and as a Councilmember for the last three (3) years, it feels like this may be the only way we can do it. Maybe that's how politics work. I don't know. So, given that, if we vote on this tonight it will be a no. I would be an advocate of saying, let's get that extra time. Let's find out all of this information. Thank you to John Voorde about the issue of the environmental issue that needs to be looked at anyway. There are still people who are living in, working in and using that spot. They might not be living on it, but I know the Cherry Street folks, Saint Augustine Church, everybody is there so let's find out what's going on. That's where I'm at because I think it's an opportunity for this community and this neighborhood to actually get some attention. I want to exert that power. If we are affording this power in the moment, let's do it. In the end, my vote is going to be reflective of the people that are closest to that community, closest to wherever this site is.

Councilmember Dr. Oliver Davis made a motion to send *Bill No. 19-19* to the full Common Council of the City of South Bend with an unfavorable recommendation. The motion was seconded by Councilmember Karen White which carried by a voice vote of five (5) ayes and three (4) nays.

RISE AND REPORT

Councilmember Gavin Ferlic made a motion to rise and report to full Council. Councilmember John Voorde seconded the motion which carried by a voice vote of nine (9) ayes.

REGULAR MEETING RECONVENED

Be it remembered that the Common Council of the City of South Bend reconvened in the Council Chambers on the fourth floor of the County-City building at 12:26 a.m. Council President Tim Scott presided with nine (9) members present.

BILLS – THIRD READING

BILL NO.

22-19

THIRD READING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, AMENDING
CHAPTER 6, ARTICLE 1, SECTION 6-4 OF THE
SOUTH BEND MUNICIPAL CODE TO
REQUIRE PAYMENT OF ALL PAST PERMIT

AND INSPECTION FEES AND COMPLIANCE
ALL APPLICABLE ZONING ORDINANCES
PRIOR TO THE ISSUANCE OF A BUILDING
PERMIT, EXCEPTING CERTAIN BUILDING
PERMITS ISSUED IN ACCORDANCE WITH
LAW PRIOR TO THE EFFECTIVE DATE OF
THIS AMENDED ORDINANCE

Council President Tim Scott made a motion to adopt the second substitute of *Bill No. 22-19*. The motion was seconded by Councilmember Dr. Oliver Davis and carried with a voice vote of nine (8) ayes and one (1) nay.

26-19

THIRD READING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, AMENDING
SECTION 9-16 OF CHAPTER 9, ARTICLE 3, OF
THE SOUTH BEND MUNICIPAL CODE TO
ADDRESS AMBULANCE/MEDICAL SERVICE
FEES

Councilmember Gavin Ferlic made a motion to adopt *Bill No. 26-19*. The motion was seconded by Councilmember Karen White and carried with a voice vote of nine (9) ayes.

27-19

THIRD READING ON AN ORDINANCE OF
THE COMMON COUNCIL OF THE CITY OF
SOUTH BEND, INDIANA, AMENDING
CHAPTER 2, ARTICLE 1, OF THE SOUTH
BEND MUNICIPAL CODE OF BY THE
INCLUSION OF NEW DIVISION I ENTITLED
YOUTH ADVISORY COUNCIL

Councilmember Gavin Ferlic made a motion to adopt *Bill No. 27-19*. The motion was seconded by Councilmember Dr. Oliver Davis which carried by a voice vote of nine (9) ayes.

19-19

THIRD READING ON AN ORDINANCE
AMENDING THE ZONING ORDINANCE FOR
THE PROPERTY LOCATED AT 1510 AND 1520
WASHINGTON STREET, AND 1636 CIRCLE
AVENUE, COUNCILMANIC DISTRICT
NUMBER TWO IN THE CITY OF SOUTH
BEND, IN

Councilmember Dr. Oliver Davis made a motion to defeat *Bill No. 19-19*. Councilmember John Voorde seconded the motion which was carried by a voice vote of seven (7) ayes, and two (2) nays.

RESOLUTIONS

BILL NO.

19-50

A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF SOUTH BEND, INDIANA
APPROVING A PETITION OF THE AREA
BOARD OF ZONING APPEALS FOR THE
PROPERTY LOCATED AT 3423 MICHIGAN
STREET

Councilmember Dr. Oliver Davis stated, The Zoning and Annexation Committee met and we bring this Bill to you with a favorable recommendation.

Mr. Shawn Kline, Department of Infrastructure Planning and Growth, with offices on the 11th floor of the County-City building stated, We are seeking a special exception use to operate a childcare facility on the site. This site is to serve as a temporary location for the Growing Kids Center in light of the tornado damage sustained at the Ireland Road location. They will use the existing building of the former Xavier Charter School. This petition comes to you with a favorable recommendation from the Area Board of Zoning.

Councilmember Gavic Ferlic made a motion to adopt *Bill No. 19-50*. The motion was seconded by Councilmember Dr. Oliver Davis which carried with a voice vote of nine (9) ayes.

BILLS ON FIRST READING

BILL NO.

28-19

FIRST READING ON AN ORDINANCE
OF THE COMMON COUNCIL OF CITY
OF SOUTH BEND, IN AMENDING
CHAPTER 2, ARTICLE 8 SECTIONS 2-19
AND 2-20 OF THE SOUTH BEND
MUNICIPAL CODE TO ADDRESS SICK
LEAVE AND VACATIONS FOR
OFFICERS AND EMPLOYEES

Councilmember Jake Teshka made a motion to send *Bill No. 28-19* to the Personnel and Finance Committee for Second Reading and Public Hearing on September 8th, 2019. Councilmember John Voorde seconded this motion which carried by a voice vote of nine (9) ayes.

29-19

FIRST READING ON AN ORDINANCE
OF THE COMMON COUNCIL OF CITY
OF SOUTH BEND, WITHDRAWING
FROM THE AREA PLAN COMMISSION
OF ST. JOSEPH COUNTY,
ESTABLISHING THE CITY OF SOUTH
BEND ADVISORY PLAN COMMISSION
AND THE SOUTH BEND ADVISORY
BOARD OF ZONING APPEALS
EFFECTIVE DECEMBER 1, 2019 AND
APPROVING CONSISTENT HERewith
AN AMENDMENT TO THE SOUTH
BEND MUNICIPAL CODE AT CHAPTER
2 ARTICLE 5

Councilmember Jake Teshka made a motion to send *Bill No. 28-19* to the Zoning and Annexation Committee for Second Reading and Public Hearing on September 8th, 2019. Councilmember John Voorde seconded this motion which carried by a voice vote of nine (9) ayes.

UNFINISHED BUSINESS

There was no unfinished business.

BILL NO.

NEW BUSINESS

There was no new business

PRIVILEGE OF THE FLOOR

Sharon Banici, 3822 Ford Street stated, Since we're so hot on neighbors and neighborhoods, I would like to introduce you to my next door neighbor. I call him Bob, Bob the builder. The next pictures are of dogs that Bob the builder does not own, and the dogs that he doesn't own that don't get off of his property to the tune of almost thirty-five hundred (3,500) dollars that he owes South Bend Animal Control in fines and penalties that he has yet to pay. Bob the builder stores illegal trailers on his property full of skids. When he gets a notice from Code Enforcement, Bob so nicely stacks up the skids and puts the trailers out of sight, but then when Code Enforcement is not looking, they come back out. Bob has found creative uses for his skids as evidenced in this picture of this ladder on top of the skids being used to build an addition onto his house. This is part of the addition, he does have a permit for it, but it's been red tagged and he has been given a cease and desist order to which he has ignored. The one (1) truck that you see in that picture has not been plated in four (4) years. The two (2) cars parked in front of his house on the street, one (1) has had expired plates since April, the other has had expired plates since August. Yes, I could call the Police, but as my son reminds me, mom they've got more important things to do than unlicensed cars parked. Although he wasn't saying that last night when he had to walk half (1/2) a block down the street when he couldn't park in front of our own house because their cars are parked in front of our house because they've got all these non-plated cars they can't move. Which brings me to this fine addition that has been red tagged in the cease and desist, and he is now on fines of which the Building Department will not get a dime of. There's this wonderful addition that he has taken cinder blocks and just stacked on top of each other. You look at the bracings that he's got for his homemade tresses. As I said, the Building Department told him to stop and he has put in doors, windows and this fence that doesn't match. He was told to either cut it down or take it down. It has to be less than three (3) feet, and he has snubbed his nose at the Building Department over that. This is my daily life. Thank you.

ADJOURNMENT

There being no further business to come before the Council, President Tim Scott adjourned the meeting at 12:39 a.m.