AGENDA

Monday, February 18, 2019

Meetings of Standing Committees
Council Conference Room
6:45 P.M.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

Webelos II Pack 555 sponsored by St. Pius in Granger will lead the Pledge

3. Roll Call

4. Approval of the Minutes of the Previous Regular Meeting

February 04, 2019

5. Petitions, Communications, Remonstrance and Memorials

A letter from the Board of Zoning Appeals regarding recommendations form their February 12, 2019 meeting.

A letter from the City Plan Commission regarding recommendations from their February 12, 2019 meeting.

6. Report of Special Committee

7. Ordinances on First Reading

P.O. NO. 2019-05 Amending the Sewer Insurance Fund and Charges

P.O. NO. 2019-06 Annex and Zone to R-1 & R-3 For 6 Single Family Residential lots & 7 Townhomes - 16525 Arthur St and 52781 Grape Rd and vacant 2 acre lot

8. Resolutions

R2019-04 Fiscal Plan - Annexation - 53013 Fir Rd and adjacent Cleveland Rd & Fir Rd Right of Way.

R2019-05 Confirming Resolution for Tax Abatement JAMIL Packaging Corporation 1420 Industrial Drive

R2019-06 Use Variance for Outpatient Day Treatment Center for Autism - 1316 W. Dragoon

9. Ordinances on Second Reading

P.O. NO. 2019-02 Annex and Zone C-6 Office Com 53013 Fir Rd **VOTE ONLY (Assigned to Land Use Planning Committee)**

P.O. NO. 2019-03 PUD Amendment to add Senior Daycare Use 6005 North Fir Rd**(Committee Report Given)**

10. Privilege of the Floor – Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment

At this time I know of no other business to come before the Council.
Deborah S. Block, IAMC, MMC, City Clerk

The City of Mishawaka acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Geoffrey Spiess, ADA Coordinator, at (574) 258-1615.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
February 04, 2019

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday February 04, 2019, at 7:00 p.m. The meeting was called to order by President Emmons all were asked to stand for the Pledge of Allegiance.

Roll Call.
Present: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mrs. Petko Reisdorf, Mr. Bellovich, Mr. Hixenbaugh, Mr. Emmons.

Minutes for the Regular Meeting of January 21, 2019 were approved as received from the Clerk's Office.

Clerk Block read the following Appeal and Petition to the council who referred them to the Board of Zoning Appeals and the City Plan Commission.

APPEAL NO. 2019-03 **Use Variance for Outpatient Day Treatment Center for Autism - 1316 W Dragoon**

PETITION NO. 2019-01 **Annex and Zone to R-1 & R-3 for 6 Single Family Residential lots & 7 Townhomes – 16525 Arthur St and vacant 2 acre**

Clerk Block read the following proposed ordinances by title were assigned to a committee and set for public hearing at next the meeting.

RESOLUTION NO. 2019-03

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA DECLARING CERTAIN AREAS WITHIN THE CITY OF MISHAWAKA, INDIANA, KNOWN AS:

1420 INDUSTRIAL DRIVE, MISHAWAKA, IN 46544
TO BE AN ECONOMIC REVITALIZATION AREA
AND ECONOMIC DEVELOPMENT TARGET AREA
FOR PURPOSES OF PERSONAL PROPERTY TAX ABATEMENT FOR
JAMIL PACKAGING CORPORATION

Dave Diroll, President and owner of Jamil Packaging said he was requesting the tax abatement for a very expensive machine high tech gluer. He explained a loyal customer requested for Jamil to take on more business. Mr. Diroll said they currently had one machine but needed a second machine to keep up. He mentioned the end of last year became disruptive to the business because of the lack of equipment when more business began coming in. Mr. Diroll said the plant had to work a lot of over time to keep up.   He continued to say he wanted to be able supply all of his customers.

Mrs. Voelker congratulated Mr. Diroll on his company's growth. She asked was the equipment purchase and how long would it take to receive. Mr. Diroll replied no, not yet. He continued to say the it may take 3 to 4 months until they receive the machine. Mr. Diroll said the equipment manufacturers were busy, initially they were told it would take 8 months. Mr. Diroll believed they could put the pressure on because they bought a lot of boxed equipment. Mrs. Voelker also asked did the manufacturer put in the machine and would there be enough space. Diroll said yes, and they would also train the employees how to operate the machine. He went to say space was getting tight, he could not believe they filled almost 18,000 square feet.

Mr. Hixenbaugh also congratulated Mr. Diroll for his success and expressed it was good to see business thriving. He continued to say he supported Mr. Diroll's abatements in the past and he would support this resolution. Mr. Hixenbaugh expressed he did have some concerns. He continued to say the frequency of which Mr. Diroll has been before the council and approved for abatements was a testament of the success of his business, but it caused him to have some concern with the frequency and total amount of support the tax payers of Mishawaka have given to Mr. Diroll's business.   Mr. Hixenbaugh said he wanted to make sure it was an equitable and a fair decision they make for Mr. Diroll's business and the tax payers. He continued to say he believed it would be productive to have some interaction in a committee meeting or in between time individually. Mr. Hixenbaugh said he wanted to let Mr. Diroll know he had concerns and would need his assistance in working through them.

Mr. Mammolenti asked did Mr. Diroll receive a tax abatement for the first gluer. Mr. Diroll said they actually had two gluers, they requested abatement for the first gluer but not the second. Mr. Mammolenti also asked was this equipment commonly used in the industry. Mr. Diroll said the machine was mostly used by independents like them. He explained they get the cartons the bigger companies did not want and were harder to make. Mr. Diroll said this machine was very instrumental in making the more difficult boxes.   Mr. Mammolenti asked did they also manufacture the paper or the corrugate. Mr. Diroll said Jamil bought the sheet and they convert it into the finished product.

Mr. Compton congratulated Mr. Diroll on his business and expressed what he did in Mishawaka was appreciated. He questioned the value of the equipment. Mr. Diroll said the value of the equipment was 1.5 million dollars. He asked were they waiting for approval before they ordered the equipment. Mr. Diroll replied yes.

Mr. Bellovich asked was Mr. Diroll having trouble finding employees presently. Mr. Diroll replied yes, but if the right people came in, they could hire up to 10. Mr. Bellovich said he was having trouble understanding the wages, he asked for clarification. Ken Prince, City Planner said the Controller also questioned the wages. He continued to say one of the issues was once the new line came in they would likely put experienced operators from the existing machine and those experienced operators would get the higher wage compared to the other equipment. Mr. Prince said the discrepancy was the new jobs coming in would range 12 to 16 dollars an hour and the existing would range from 16 dollars or higher.

Mr. Emmons asked would new hires start on new machine. Mr. Diroll said yes, if they have the experience they would step in on the machine. He continued to say they would also train new hires with no experience to run the machine. Mr. Diroll said as new hires gain experience their wages would go up. Mr. Emmons said he noticed the new machine operators pay was lower than the other hourly wages. Mr. Diroll explained the lowest pay on the machines were 12 dollars an hour. He continued to say the average wages starting out now was $11.50 an hour. Mr. Diroll said the more sophisticated the machine, the more the average raise per hour. Mr. Emmons asked did Mr. Diroll request abatement for his plant in Tennessee. Mr. Diroll said when he moved to Tennessee in 1985 he was not the owner of the company at that time. He said he has not requested for any abatement in Tennessee, when they moved they took the old equipment and made Mishawaka the main organization. Mr. Emmons asked has any of the equipment abated for in Mishawaka been taken to Tennessee. Mr. Diroll replied no.

Ken Prince, City Planner said on behalf of the administration they were in support of this abatement. He said he wanted to point out on the last page of the report was the quote from the company.

Mr. Tanner asked did the Economic Development and Planning Department have a target or look for average wages for abatements for added jobs. Mr. Prince replied no, they did not hold specific thresholds. He said they wanted to maintain flexibility. Mr. Prince went on to say they look at a threshold of 1 million dollars. He said the lowest abatement was for Cultured Systems for $800,000. Mr. Prince said the economy was down at that time, they were happy to have it. He continued to say he tells people the general threshold was 1 million dollars in capital improvement and jobs to be above minimum wage around 11 to 12 dollars. Mr. Prince said they felt it was reasonable.

Mr. Mammolenti said he recalled Jamil has always received high grade on the annual tax abatement report. Mr. Prince said obviously Jamil had a lengthy history with the city. He mentioned during the great recession there were a number of businesses that fell below the thresholds; he did not remember Jamil as one that fell. Mr. Mammolenti asked Mr. Prince to provide the reports if this passed onto the next step.

Question was called for at 7:20 P.M. for **RESOLUTION No. 2019-03 Vote: Motion carried by unanimous roll call vote (summary: Yes = 9). Yes: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mrs. Petko Reisdorf, Mr. Bellovich, Mr. Hixenbaugh, Mr. Emmons.**

Clerk Block read the following proposed ordinances by title and opened for public hearing.

<u>**PROPOSED ORDINANCE NO, 2019-02**</u>

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THERFORE
(Annex & Zone C-6 Office 53013 Fir Rd.)
(Assigned to the Land Use Planning Committee)
NO VOTE – PUBLIC HEARING

Terry Lang, Lang Feeney & Associates represented the petitioners. He went on to say they were requesting annexation for a parcel immediately adjacent to a Medical office. Mr. Lang said the desired expansion of the medical office was to put an additional medical facility on the parcel. He mentioned there were comments from the Engineering and Planning Department and they were willing to design the criteria the departments had in mind.

Mr. Compton asked was this an extension of the existing business or a spec building they would lease out. Mr. Lang said he believed it would be a spec and would lease to another medical use. He continued to say with the hospital growing in the area, small practices were needed.

Public hearing closed at 7:23 P.M.

PROPOSED ORDINANCE NO, 2019-03

AN ORIDNANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA

(PUD Amend – add Senior Daycare 6005 N. Fir Rd.)
(Assigned to the Land Use Planning Committee)

Mrs. Voelker reported the Land Use Planning Committee recommended this proposed ordinance should be presented to the council as a whole. This is signed by the entire committee upon a second by Mr. Banicki motion carried.

Petitioner was not in attendance.

Mr. Compton made a motion to continue **PROPOSED ORDINANCE NO. 2019-03** at the next meeting on February 18, 2019 same upon a second by Mr. Banicki motion carried.

ADJOURNMENT 7:26 P.M.

Deborah S. Block /s/	Dale "Woody" Emmons /s/
Deborah S. Block, IAMC, MMC, City Clerk	Dale "Woody" Emmons, President

City of Mishawaka

DAVID A. WOOD, MAYOR **DEPARTMENT OF CITY PLANNING**

February 13, 2019

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
February 12, 2019, Public Hearing

Honorable Members:

A regular meeting of the Board of Zoning Appeals was held on the above referenced date at which time the following Use Variance was considered:

APPEAL #19-03 An appeal submitted by the Diocese of Fort Wayne – South Bend, Inc., requesting a Use Variance for **1316 West Dragoon Trail** to allow for an outpatient day treatment center for autism.

The Board, with a vote of 4-0, recommended approval.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 14 2019
CITY CLERK
MISHAWAKA, IN

cc: Joshua Smith

City Hall, 600 East Third Street, Mishawaka, IN 46544-2241 (574) 258-1625 FAX (574) 968-6999
E-mail planning @ Mishawaka.in.gov

STAFF REPORT

Location: 1316 W Dragoon Trail (Marian High School) Date: February 12, 2019

Appeal: 19-03 Prepared By: CH

GENERAL INFORMATION

Applicants:	Diocese of Fort Wayne-South Bend Inc/Journey's Behavior Learning Center
Status:	Property Owner/Tenant
Request:	Use Variance for outpatient day treatment center for autism
Zoning Classification:	R-1 Single Family Residential
Lot Size:	35.83 Acres
Applicable Regulations:	Section 137-165 R-1 Uses Section 137-42 (4) Board of Zoning Appeals

SPECIAL INFORMATION

Area Development Pattern:	North:	R-1 Single Family District (single family homes)
	South:	R-1 Single Family District (convent)
	East:	I-2 General Industrial District (capital improvement staging area)
	West:	R-1 Single Family District (baseball fields)
Thoroughfare:	Logan Street and Dragoon Trail	
School District:	School City of Mishawaka	
Public Utilities:	All public utilities are available and existing.	
Comprehensive Plan:	The Mishawaka 2000 Comprehensive Plan identifies the area around the school as Open Space (public parks and nature preserves, golf course, cemeteries, and schools).	

ANALYSIS

Marian High School occupies over 35 acres at the northwest corner of Dragoon Trail and Logan Street. It is zoned R-1 Single Family Residential, which primarily allows single family homes, but does allow a few other supporting uses, like schools, religious uses, and adult or child care homes.

Journey's Behavior Learning Center requesting a use variance for an outpatient day treatment center providing Applied Behavior Analysis ("ABA") programs for children and adolescents diagnosed with Autism. Not affiliated with Marian High School, they will be renting the building at 1316 W Dragoon Trail, which is closest to the intersection of Logan Street and Dragoon Trail. The hours of operation for the Center are 8am-4:30pm Monday thru Friday, approximately the same hours as the school. Their clients would be dropped off and picked up, so the facility would require minimal parking spaces in the larger lot.

All pertinent City departments have reviewed and approved the request

RECOMMENDATION

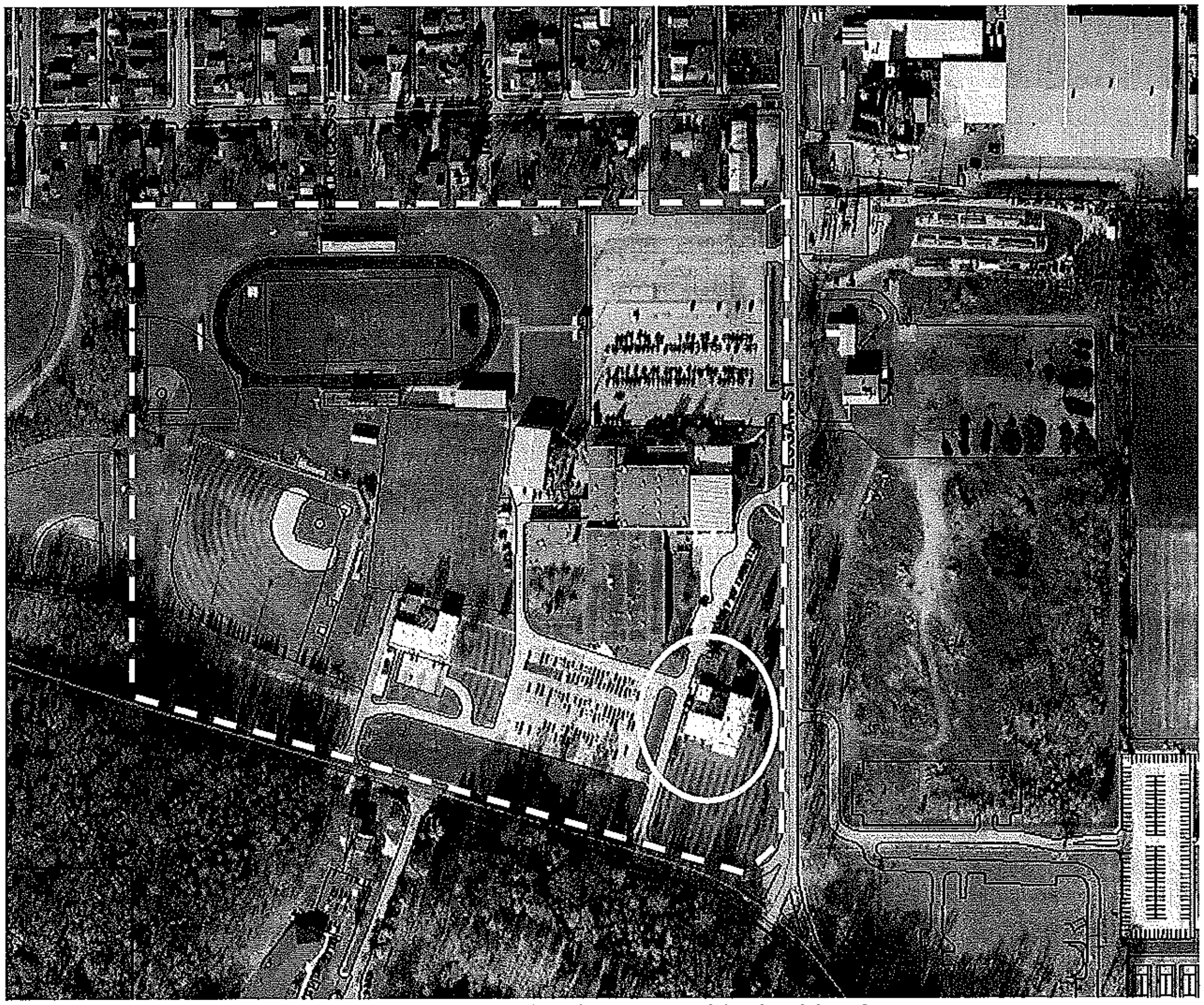
The Staff recommends in favor of Appeal 19-03, a Use Variance to allow Journey's Behavior Learning Center, an outpatient day treatment center providing Applied Behavior Analysis ("ABA") programs for children and adolescents diagnosed with Autism, at 1316 W Dragoon (within the Marian High School campus).

This recommendation is based on the following reasons:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because the proposed use will have little to no additional impact than the existing school. This is one building on a large (35+ acre) property.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because most of the property surrounding this building is part of the Marian High School campus.
3. The need for a variance arises from identifying the highest and best use for a building that was constructed appropriately for such counseling services, but not zoned for such. There is adequate parking and life safety devices.
4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because the building is available for use, but rezoning the entire property would not be the highest and best use for the school.
5. The approval will not interfere substantially with the Mishawaka 2000 Plan because the plan identifies this area as open space, with one of the uses being schools, and this use is compatible with the school. The approval is consistent with the goals and objectives of the Comprehensive Plan.

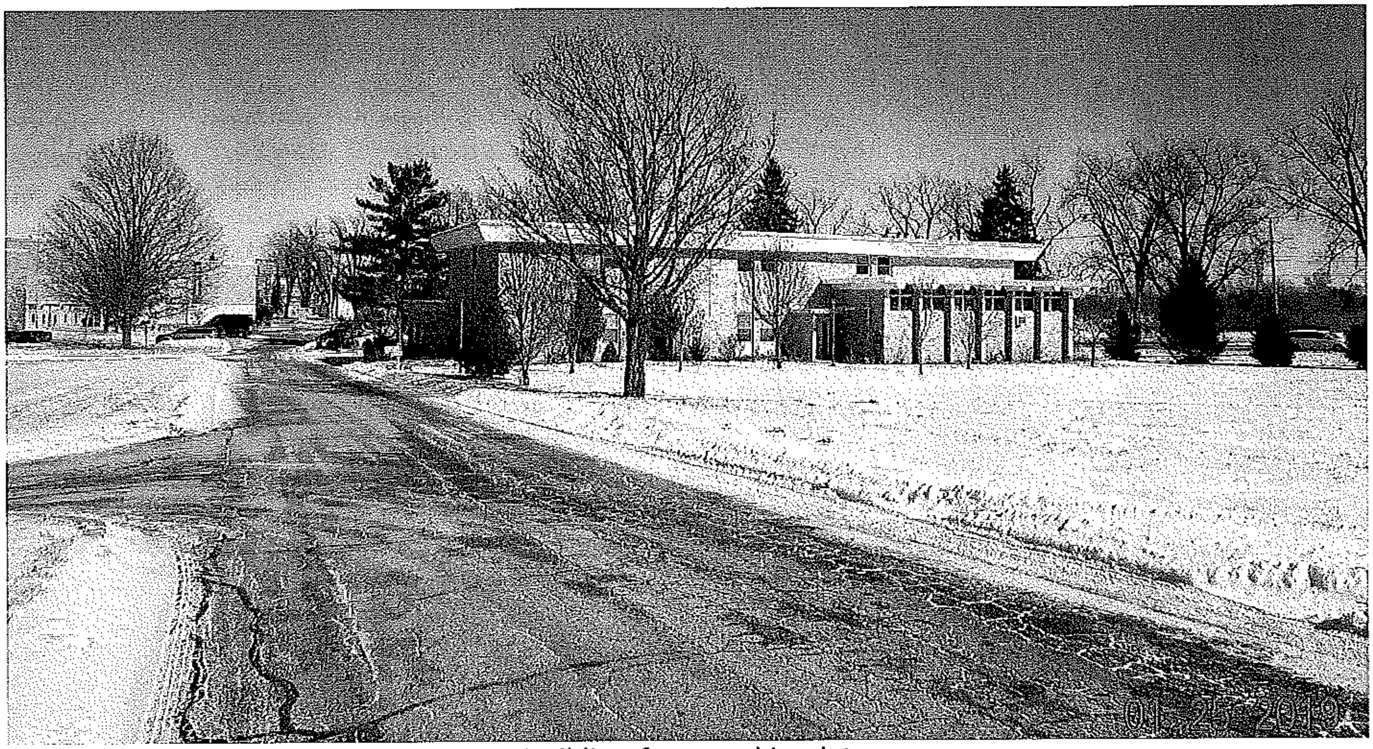
ATTACHMENTS

Aerial Photograph, Photographs of Site, Petition, Location Map

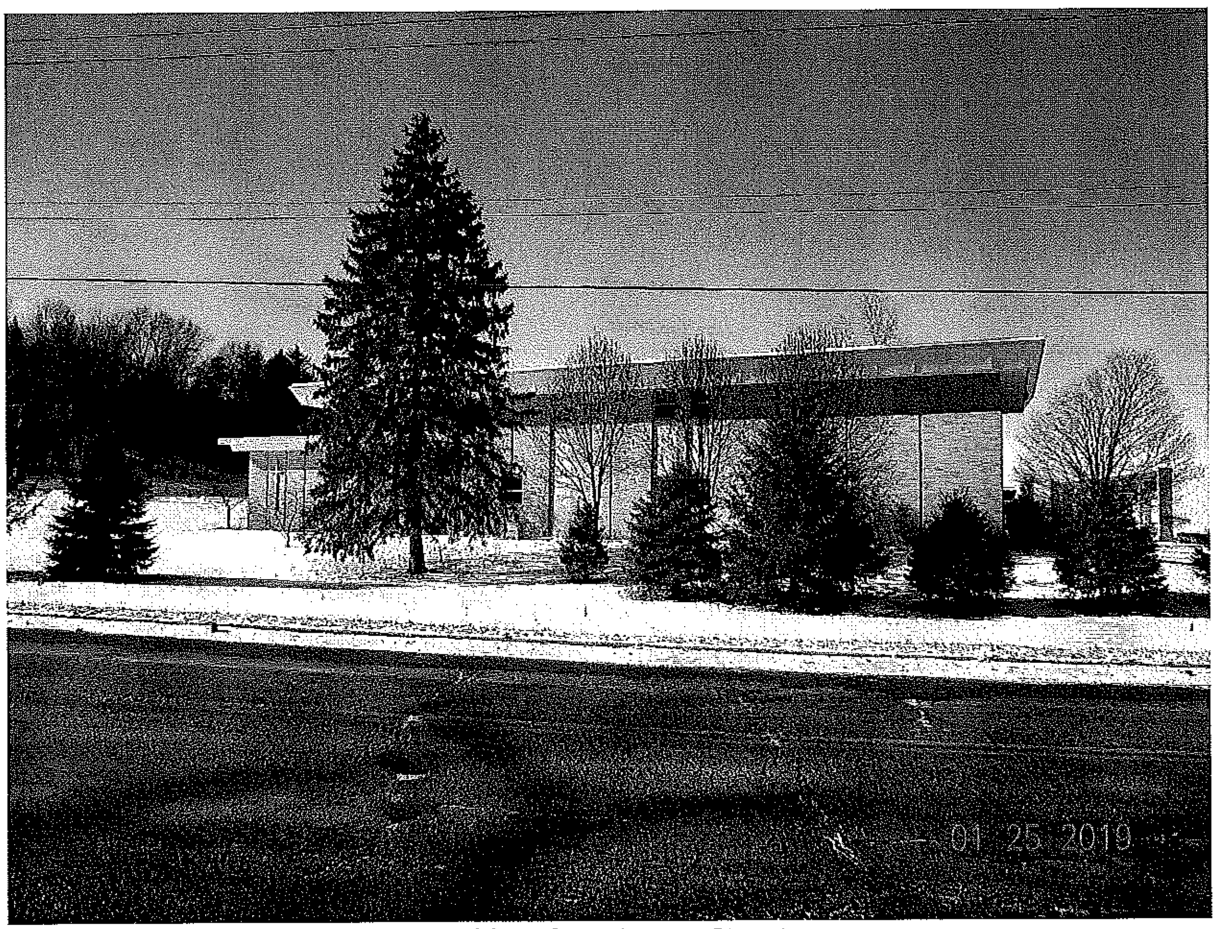


Marian High School campus (dashed line)
1316 W Dragoon Trail (circled)

Building from main entrance to Marian High School



Building from parking lot



Building from Logan Street

City of Mishawaka

DAVID A. WOOD, MAYOR **DEPARTMENT OF CITY PLANNING**

February 13, 2019

RECEIVED
DEBORAH S. BLOCK, MMC

FEB 14 2019

CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
February 12, 2019, Public Hearing
Certification of Proposed Ordinance

Honorable Members:

A regular meeting of the Mishawaka Plan Commission was held on the above referenced date at which time the following ordinance was considered:

PETITION #19-01 A petition submitted by DJSJ, LLC, Don Shaum, Jr, and Jennifer Shaum requesting to annex and zone 16525 Arthur Street and vacant two (2) acre lot, Granger, Indiana, to R-1 Single Family Residential and R-3 Multi-Family residential for six (6) single family residential lots and seven (7) townhomes.

The Commission, with a vote of 8-0, recommended approval.

Pursuant to I.C. 36-7-4-605 the Mishawaka Plan Commission hereby certifies to the Mishawaka Common Council the attached proposed ordinance regarding the above matter.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Mishawaka Plan Commission

cc: Terry Lang

City Hall, 600 East Third Street, Mishawaka, IN 46544-2241 (574) 258-1625 FAX (574) 968-6999
E-mail planning @ Mishawaka.in.gov

STAFF REPORT

Location: 16525 Arthur St. & 52781 Grape Road
Property North of the former J.C. Penney
Home Store (7207 Grape Road)

Date: February 12, 2019

Petition: 19- 01

Prepared By: DJS

GENERAL INFORMATION

Applicant:	Don Jr. & Jennifer Shaum, and DJSJ, LLC
Status:	Property Owners
Request:	To annex, establish zoning, and approve a preliminary site plan to allow for the development of six (6) single-family residential lots and seven (7) multi-family residential (townhome) units
Existing Zoning:	Unincorporated St. Joseph County
Proposed Zoning:	R-1 Single Family Residential & R-3 Multi-Family Residential
Lot Size:	10,000 sq. ft. average for the R-1 single-family residential lots & 0.95 acres for the R-3 multi-family residential property
Applicable Regulations:	Section 137-164 thru 137-166 / R-1 Single-Family Residential, Section 137-215 thru 137-217 / R-3 Multiple-Family Residential, Section 137-41 / Amendments to the Zoning Ordinance & Zoning Map, and Indiana Code 36-4-3-2.1 and 36-4-3-3.1

SPECIAL INFORMATION

Area Development Pattern:	North:	Unincorporated St. Joseph County – R Residential (Single Family Residential)
	South:	S-2 Planned Unit Development (University Marketplace PUD/ Anchor Construction and Vacant Retail & Restaurant with approved uses including retail/commercial, restaurant, office, educational, church, and indoor recreational/entertainment)
	East:	Unincorporated St. Joseph County – R Residential (Single Family Residential)
	West:	Unincorporated St. Joseph County – R Residential (Single Family Residential)

Thoroughfare:	Grape Road & Arthur Street
School District:	South Bend Community School Corporation
Township:	Clay
Public Utilities:	All utilities will be extended to/throughout the site at the developer's/owner's expense.
Comprehensive Plan:	This area was not included in the extents of the Mishawaka 2000 Comprehensive Plan.

Analysis

Proposal:
The applicants, Don Jr. & Jennifer Shaum, and DJSJ, LLC, are proposing to annex, establish zoning, and approve a preliminary site plan to allow for the development of six (6) single family residential lots and seven (7) multi-family residential (townhome) units.

The 3.39 acre site, which includes two parcels (16525 Arthur Street /Tax Parcel #002-2030-0886 and 52781 Grape Road/Tax Parcel #002-2017-0366) and the existing public right-of-way, is located on the west side of Grape Road north of W. Cleveland Road. The property at 16525 Arthur Street is currently occupied with a single family house, while the other parcel is vacant. Property immediately adjacent to the south was annexed into the City of Mishawaka in November 1975 and later rezoned to S-2 PUD to allow for various commercial/retail, office, and restaurant uses.

As indicated on the preliminary site plan, the development is proposed to include six (6) single-family residential lots fronting Arthur Street and a 10,500 sq. ft. three-story building with seven (7) town home units. Access to the multi-unit residential building will be provided from Grape Road. A total of 11 parking spaces are required for the proposed seven (7) residential units (1.5 spaces per unit). Twenty-eight (28) parking spaces will be provided of which seven (7) spaces will be located within the first-floor attached garages and 21 spaces will be surface parking.

As indicated in the petition and shown on the preliminary site plan, the applicant is requesting a zoning classification of R-1 Single Family Residential District for the north 2.15 acres. This area is proposed to be developed with single family residential lots. All lots shall comply with the required height, area, and development regulations for the R-1 District. A zoning classification of R-3 Multi-Family Residential District is being requested for the south 1.24 acres. This area is proposed to be developed with a multi-unit residential building. The multi-family residential zoned property shall comply with the required height, area, and development regulations for the R-3 District.

The preliminary site plan appears to meet all applicable regulations except for the required side and rear yard building setbacks for the property to be zoned to the R-3 District. For the proposed three-story building, a 30' rear yard setback and 10' side yard setback is required. A 25' rear yard setback and a 5' side yard setback is shown on the plan.

According to the tax parcel maps, the southwest corner of proposed Lot 3 is encumbered by an existing unimproved public right-of-way. This right-of-way, which is labelled as Taylor Boulevard on the tax maps, must be vacated for the property to be developed as proposed. If any utilities are located within the vacated area, they must be relocated or easements will be required.

For the property to be zoned to the R-3 District, all landscaping/screening, architecture materials and colors of the multi-family unit residential building, and screening of the dumpster area(s) shall comply with the commercial district requirements.

If the proposed annexation and rezoning request is approved, a subdivision plat, right-of-way vacation for the existing unimproved Taylor Boulevard, and detailed final site plan must be submitted for review and approval. The plat, which shall include the entire site, will legally subdivide the lots and dedicate the necessary public right-of-way and easements for the required infrastructure and stormwater management. The detailed final site plan, which shall only include the R-3 Multi-Family Residential property, must address all the applicable zoning (height, area, and development regulations), utility (sanitary sewer, water, storm water drainage, electric, gas, etc.), landscaping/screening, grading, erosion control, and any other required improvements.

Annexation:
In 1975, a 130 acre site located south of the parcels included in this petition was annexed into the City for the development of a large commercial/retail center. This annexation area includes the University Park Mall property, a 15.5 acre area to the northwest of W. Cleveland Road and Grape Road, and a 40.5 acre area to the southeast of W. University Drive and Grape Road. In 1979, a majority of the property at the northwest corner of W. Cleveland Road and Grape Road was rezoned to S-2 PUD to allow for various

commercial/retail, office, and restaurant uses. This PUD, known as the University Marketplace PUD, has since been amended to permit educational, religious, and indoor recreational/entertainment uses. Today, the property includes an office building occupied by Anchor Construction, a large vacant commercial building most recently occupied by the JC Penny Home Store, and a vacant restaurant.

Per the State of Indiana's annexation laws, a parcel is required to share one-eighth, or 12.5%, of its boundary with the existing City boundary in order to be annexed. Based on the preliminary site plan, 295.04 feet, or 18.5%, of the total 1596.66 feet of the perimeter of the property will be contiguous with the existing city limits. This exceeds the required 12.5% contiguity.

If approved, the annexation effective date will not be until January 1, 2020. State statutes (I.C. 36-4-3-7 (b)) do not allow municipalities to annex property during the year preceding a year in which a federal decennial census is conducted. Due to the delay in the effective date of the ordinance, the City cannot approve any future site plans or issue any permits until 2020.

Location/Context:
The property is located on the west side of Grape Road approximately 950' north of W. Cleveland Road (State Road 23), and is bordered to the north, west, and east by single-family residential homes located within unincorporated St. Joseph County; and to the south by a contractor's office, and vacant retail building and restaurant.

Zoning Change:
Staff feels that the proposed zoning of this property for single family and multi-family residential purposes is appropriate. The higher density multi-family residential use will provide a transition between the existing commercial uses to the south and the single family residential uses to the north.

Transportation/Roads:
According to the latest available traffic counts to the south of the property, there were approximately 9,000 annual average daily trips (AADT) (2018) along Grape Road. Traffic volumes on Grape Road between W. Cleveland Road and Brick Road are anticipated to remain consistent with the historical counts ranging from 7,000 AADT to 10,000 AADT over the last 20 years.

The 2040 Transportation Plan, prepared by the Michiana Council of Governments with input from City staff, does not include any planned added travel lanes along Grape Road north of W. Cleveland Road. However, this plan can be amended in future years should travel demand exceed the roadway capacity.

All pertinent City Departments have reviewed and approved the request for annexation and zoning with the Engineering and Electric Departments providing the following comments:

Engineering Department:

1. Sanitary sewer and water shall be extended north to the site and along Arthur Street. Currently existing sanitary sewer is located on the west side of Grape Road at Thrush Street. Existing water is located at the southeast corner of the proposed development. The required water extension shall be coordinated with the Water Department.
2. All storm water runoff for the entire proposed development shall be retained on site per City standards for a 100 year / 24 hour storm event.
3. The proposed right-of-way shall line up with the existing Arthur Street right-of-way on the east side of Grape Road. Additional right-of-way will be required along the Grape Road frontage.
4. Arthur Street shall be improved to meet City standards for a local street including pavement, curb and gutter, sidewalks, etc.
5. Arthur Street approach shall line up with the Arthur Street approach on the east side of Grape Road. The street may need to be reconfigured to accomplish this.
6. An acceleration/deceleration lane shall be required for both approaches.

These comments shall be addressed with the final site plan and subdivision plat.

Electric Department:

1. The Mishawaka Utilities Electric Division does not currently serve the proposed annexation area.

RECOMMENDATION

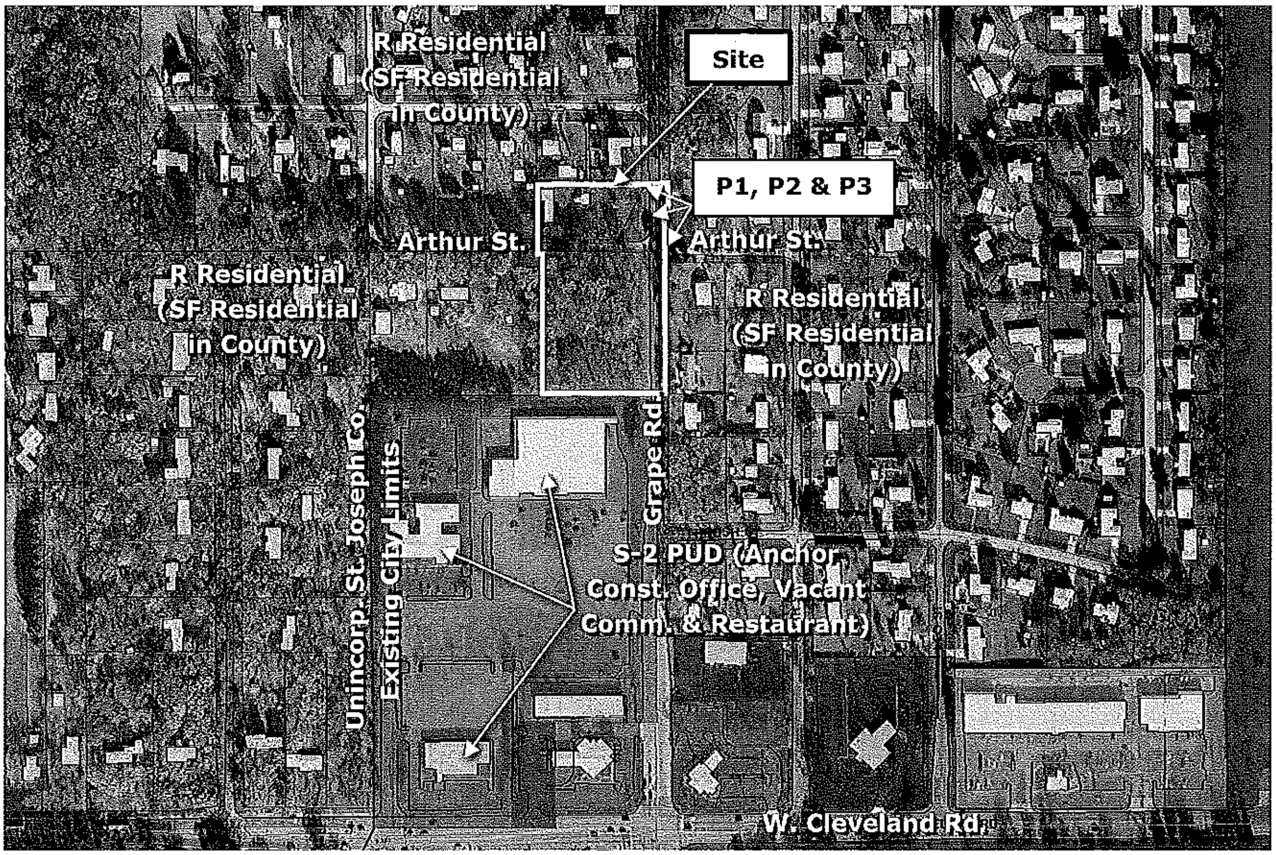
Staff recommends in favor of Petition 19-01 to annex and establish zoning to the R-1 Single Family Residential District and R-3 Multi-Family Residential District for property located on the west side of Grape Road north of W. Cleveland Road (16525 Arthur Street and 52781 Grape Road) to allow for the development of six (6) single-family residential lots and seven (7) multi-family residential (townhome) units.

This recommendation is based upon the following Findings of Fact:

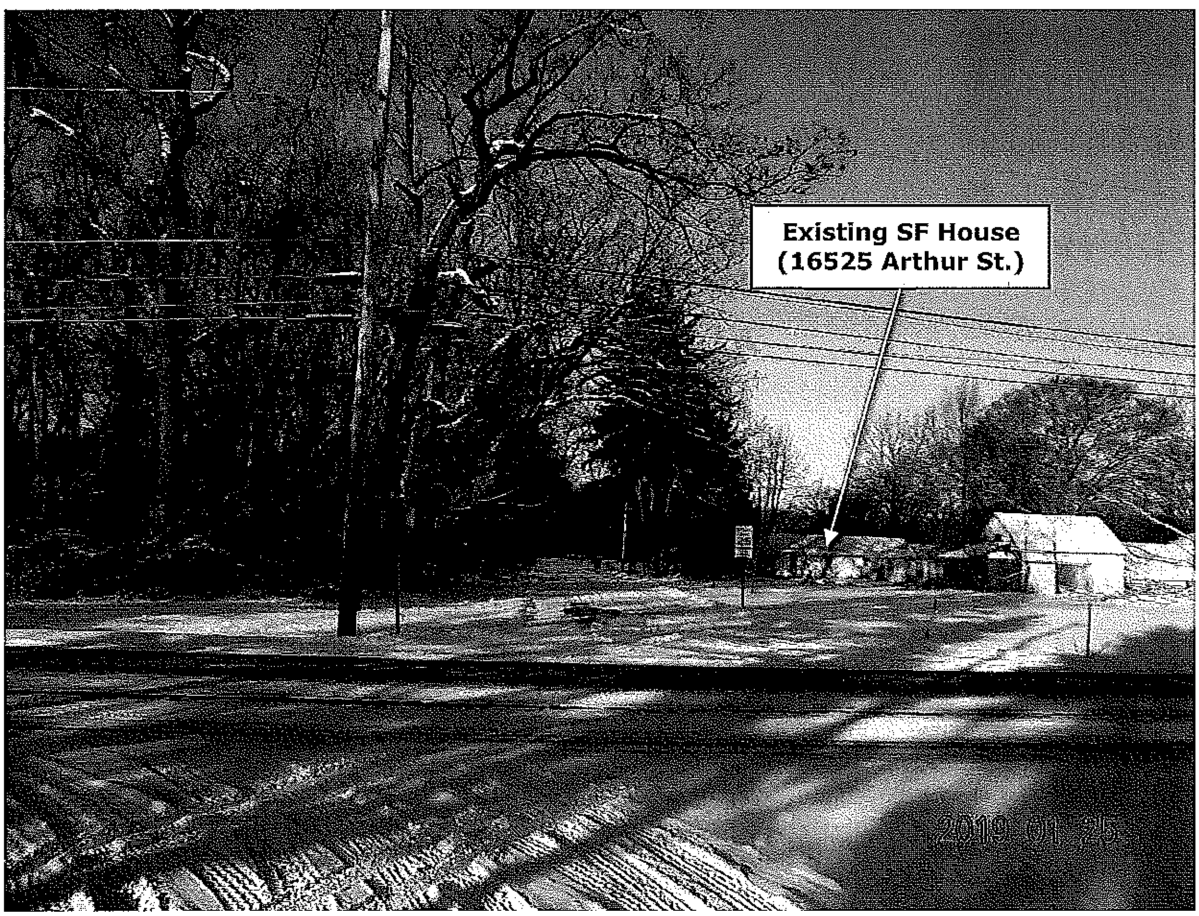
1. Existing Conditions - The subject parcels are located along a moderately travelled section of Grape Road adjacent to property zoned for commercial, retail, office, restaurant, and single family residential uses. The annexation area consists of an existing single-family house and vacant land. Adjacent land uses include an office, commercial, and restaurant to the south, and single family residential to north, west, and east.
2. Character of Buildings in Area - The character of the buildings located adjacent to and in the surrounding area are commercial and residential. Single family residential homes are located to the north, west, and east of the property, with an office building and vacant retail building and restaurant to the south.
3. The most desirable/highest and best use - With the property's location adjacent to both commercial and single family residential uses, the most desirable uses for the property are transitional multi-family and single family residential as proposed.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed uses will provide a transition from the commercial uses to the south and the single family residential uses to the north.
5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed multi-family and single family uses are reasonably consistent with adjacent land uses along this portion of the Grape Road corridor.

ATTACHMENTS

Aerial Photograph, Photographs of the Site Area, Petition, Preliminary Site Plan, Location Map

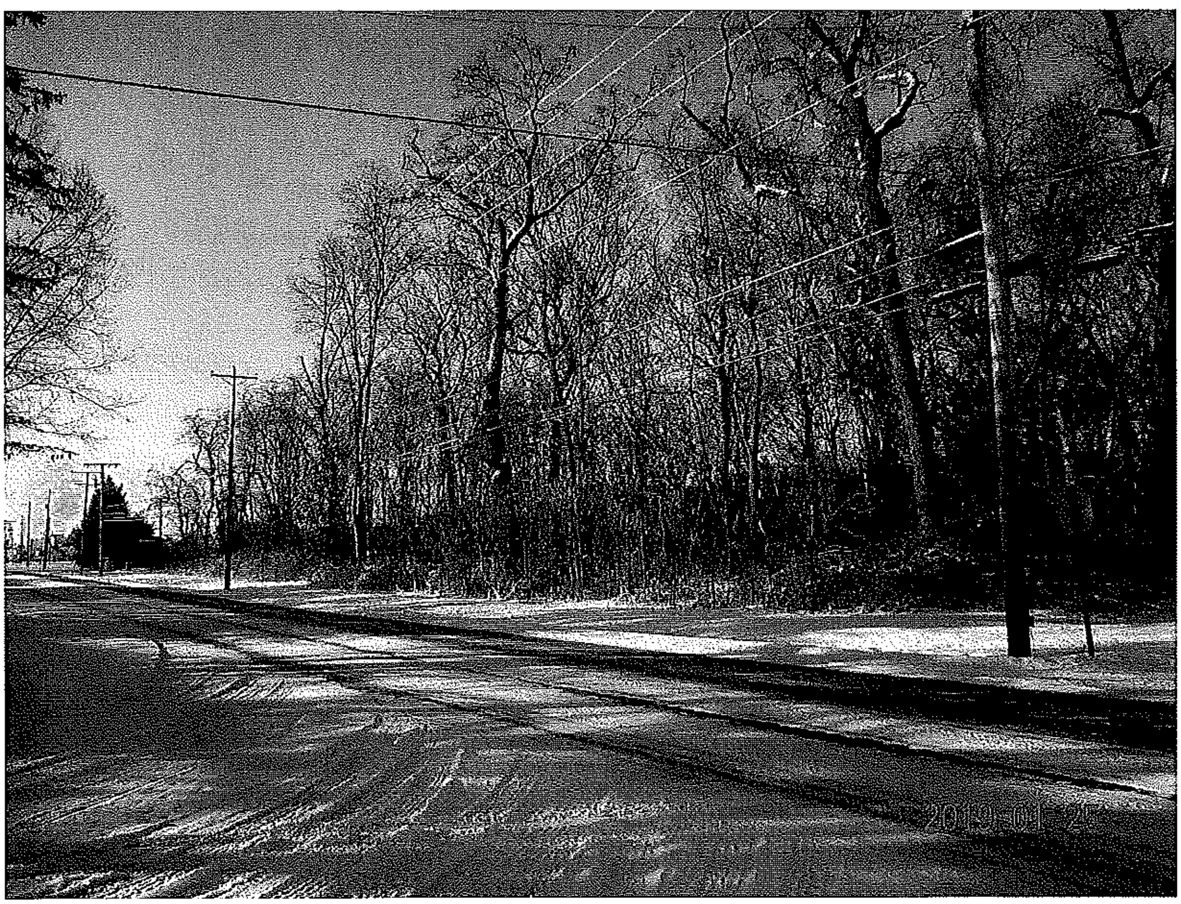


Aerial Photograph
Annexation and Rezoning for 16525 Arthur St. & 52781 Grape Road
N. of former J.C. Penney Home Store / Currently Vacant (7207 Grape Road)



P1. Looking westerly along Arthur Street and toward the site from Grape Road.

P2. Looking northwesterly from Grape Road toward the existing house at 16525 Arthur St.


P3. Looking southwesterly from Grape Road toward the site.

1st Reading 2-18-19
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 14 2019
CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2019-05

ORDINANCE NO. ___

AN ORDINANCE AMENDING PART I, CHAPTER 62, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED.

WHEREAS, the City of Mishawaka, Indiana, ("City") has heretofore established a Sewer Insurance Program ("Program") to help control the cost of repairing and replacing sewer connections for Sewage Works Single Family Residential Customers; and

WHEREAS, the City of Mishawaka believes it is in the best interests of the Sewage Works Customers that the Program continue; and

WHEREAS, the Mishawaka Board of Public Works has determined that for the Program to continue an increase in Insurance Premiums must be implemented, and asks the Common Council to take the steps necessary to increase the a Sewer Insurance Premium to $2.20; and

WHEREAS, Indiana Code 36-9-23-1 et seq., requires that the rates and charges to be collected for the use of and the service rendered by such sewage works be fixed by Ordinance, finally adopted after due notice and public hearing; and

WHEREAS, the Common Council held a public hearing after due notice at which users of the sewage works, owners of property served or to be served by the works, and other interested persons were heard concerning the proposed fee set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

Section 1. Section 62-243, SEWER INNSURANCE FUND AND CHARGES – PURPOSE, ASSESSMENT, UTILIZATION shall be amended as follow:

Sec. 62-243. – PURPOSE, ASSESSMENT, UTILIZATION.

(a) The sum of $2.20 per month shall be added as sewer insurance charges for all single-family residential use sewer customers within the corporate city limits of the city. (This program does not include commercial, industrial, or bulk water customers.) All of the sums of money so collected shall be deposited in a separate fund of the city's wastewater utility, entitled "Sewer Insurance Fund".

(b) All funds collected under section 62-246 shall also be deposited into this fund.

(c) All of the sums of money so collected shall be used solely to repair or replace failing private sewer connections, and for administrative and inspection costs associated with the program, including material, labor and equipment for sewer lateral repairs or inspection.

Section 2. This ordinance shall be in full force and effect from and after its passage, signing by the Mayor, and legal publication as provided by law.

PASSED and adopted by the Common Council of the City of Mishawaka on the ____ day of , 2019, at _________ o'clock __.m.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka on the ____ day of ____________, 2019, at ______ o'clock __.m.

____
Deborah S. Block, City Clerk

APPROVED by me this ____ day of _______, 2019, at ______ o'clock __.m.

____
David A. Wood, Mayor

1st Reading 2-18-19
2nd Reading
Passed
Failed
Continued To

PETITION #19-01

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-06

ORDINANCE NO. _________

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 14 2019
CITY CLERK
MISHAWAKA, IN

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

R-1 Single Family District: A part of the Southwest Quarter of Section 21, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana and being more particularly described as follows: Commencing at the southeast corner of Lot 1 as shown on the Recorded plat of Crone's Arthur Street Minor Subdivision in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9320384; thence North 00°00'00" West along the east line of said Lot 1, a distance of 183.43 feet to the beginning; thence continuing North 00°00'00" West along said east line, a distance of 145.00 feet to the northeast corner of said Lot 1; thence North 89°55'02" West along the north line of said Lot 1, a distance of 6.96 feet; thence North 00°00'00" West a distance of 167.90 feet; thence South 89°55'02" East, a distance of 302.00 feet to a point of the east right-of-way line of Grape Road; thence South 00°00'00" East along said east line, a distance of 312.90 feet; thence North 89°55'02" West, a distance of 295.04 feet to the point of beginning containing 2.15 acres more or less.

R-3 Multi-Family District: A part of the Southwest Quarter of Section 21, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana and being more particularly described as follows: Beginning at the southeast corner of Lot 1 as shown on the Recorded plat of Crone's Arthur Street Minor Subdivision in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9320384; thence North 00°00'00" West along the east line of said Lot 1, a distance of 183.43 feet; thence South 89°55'02" East, a distance of 295.04 feet to the east right-of-way line of Grape Road; thence South 00°00'00" East along said east line, a distance of 183.43 feet; thence North 89°55'02" West, a distance of 295.04 feet to the point of beginning containing 1.24 acres more or less.

COMMON ADDRESS: 16525 Arthur Street and 52781 Grape Road

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City

Proposed Ordinance No. 2019-06

Ordinance No. __________
of Mishawaka, Indiana, and shall carry a classification for zoning of R-1 Single Family Residential District and R-3 Multi-Family Residential District.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions - The subject parcels are located along a moderately travelled section of Grape Road adjacent to property zoned for commercial, retail, office, restaurant, and single family residential uses. The annexation area consists of an existing single-family house and vacant land. Adjacent land uses include an office, commercial, and restaurant to the south, and single family residential to north, west, and east.

2. Character of Buildings in Area - The character of the buildings located adjacent to and in the surrounding area are commercial and residential. Single family residential homes are located to the north, west, and east of the property, with an office building and vacant retail building and restaurant to the south.

3. The most desirable/highest and best use - With the property's location adjacent to both commercial and single family residential uses, the most desirable uses for the property are transitional multi-family and single family residential as proposed.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed uses will provide a transition from the commercial uses to the south and the single family residential uses to the north.

5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed multi-family and single family uses are reasonably consistent with adjacent land uses along this portion of the Grape Road corridor.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day of ___________________, 2019, at _______ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

Proposed Ordinance No. 2019-06

Ordinance No. ___________

PRESENTED by me to the Mayor this ______ day of _________________, 2019, at o'clock _____.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of ________________, 2019, at _____ ______o'clock ______.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

JAN 31 2019

CITY CLERK
MISHAWAKA, IN

PET 19-01

RECEIVED
JAN 23 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

January 22, 2019

TO THE:
Honorable Members of the Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: Petition for Annexation and Zoning Classification

The undersigned DJSJ, LLC, Don Shaum, JR AND Jennifer Shaum respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

R-1 Multi Family District Area

A part of the Southwest Quarter of Section 21, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana and being more particularly described as follows: Commencing at the southeast corner of Lot 1 as shown on the Recorded plat of Crone's Arthur Street Minor Subdivision in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9320384; thence North 00°00'00" West along the east line of said Lot 1, a distance of 183.43 feet to the point of beginning; thence continuing North 00°00'00" West along said east line, a distance of 145.00 feet to the northeast corner of said Lot 1; thence North 89°55'02" West along the north line of said Lot 1, a distance of 6.96 feet; thence North 00°00'00" West a distance of 167.900 feet; thence South 89°55'02" East, a distance of 302.00 feet to a point of the east right-of-way line of Grape Road; thence South 00°00'00" East along said east line, a distance of 312.90 feet; thence North 89°55'02" West, a distance of 295.04 feet to the point of beginning containing 2.15 acres more or less.

R-3 Multi Family District Area

A part of the Southwest Quarter of Section 21, Township 38 North, Range 3 East, Clay Township, St. Joseph County, Indiana and being more particularly described as follows: Beginning at the southeast corner of Lot 1 as shown on the Recorded plat of Crone's Arthur Street Minor Subdivision in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9320384; thence North 00–00'00" West along the east line of said Lot 1, a distance of 183.43 feet; thence South 89–55'02" East, a distance of 295.04 feet to the east right-of-way line of Grape Road; thence South 00–00'00" East along said east line, a distance of 183.43 feet; thence North 89-55'02" West, a distance of 295.04 feet to the point of beginning containing 1.24 acres more or less.

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located 16525 Arthur Street and 52781 Grape Road, both in Granger, Indiana and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a R-1 Residential District and R-3 Residential District. Petitioners further state they intend to utilize said land for single family and multi-family units.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s).

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a R-1 Residential District and R-3 Residential District.

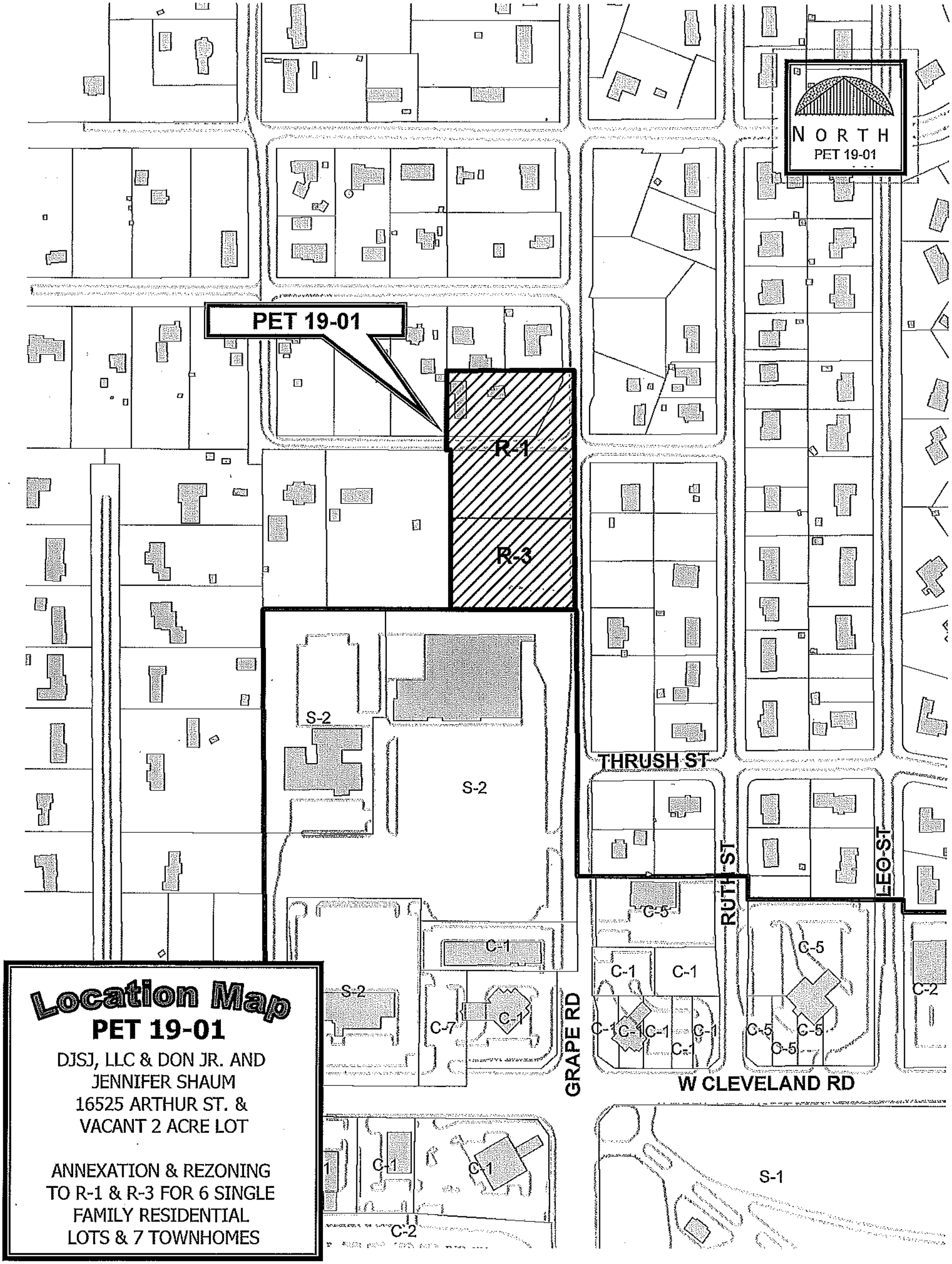
x Donald J Shaum Jr
DJSJ, LLC
By Don Shaum Jr (print name)
22040 County Road 20
Goshen, Indiana 46525

x Donald J Shaum Jr
Don Shaum, Jr.
22040 County Road 20
Goshen, Indiana 46525

x Jennifer Shaum
Jennifer Shaum
22040 County Road 20
Goshen, Indiana 46525

Contact Person:

Lang, Feeney & Associates, Inc.
Terance D. Lang
715 South Michigan Street
South Bend, Indiana 46601
574-233-1841
Terry@LangFeeney.com



NORTH
PET 19-01
PET 19-01
R-1
R-3
S-2
S-2
S-2
THRUSH ST
RUTH ST
LEO ST
GRAPE RD
W CLEVELAND RD
C-5
C-1
C-1
C-1
C-7
C-1
C-5
C-5
C-5
C-2
C-1
C-1
C-2
S-1
Location Map
PET 19-01
DJSJ, LLC & DON JR. AND
JENNIFER SHAUM
16525 ARTHUR ST. &
VACANT 2 ACRE LOT
ANNEXATION & REZONING
TO R-1 & R-3 FOR 6 SINGLE
FAMILY RESIDENTIAL
LOTS & 7 TOWNHOMES

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR **DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT & PLANNING**

February 11, 2019

RECEIVED
DEBORAH S. BLOCK, MMC

FEB 11 2019

CITY CLERK
MISHAWAKA, IN

Mr. Dale Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. Stacy Petko Reisdorf, 3rd District City Council
Mrs. Kate Voelker, 4th District City Council
Mr. Michael Compton, 5th District City Council
Mr. Ron Banicki, 6th District City Council
Mr. Gregg Hixenbaugh, At Large City Council
Mr. Matt Mammolenti, At Large City Council
Mr. Bryan Tanner, At Large City Council
Mrs. Deborah S. Block, City Clerk

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: 53013 Fir Road, Granger, IN 46530, and the adjacent Cleveland Road and Fir Road right-of-way

Dear Council Members and Clerk:

Attached herewith for your review is a copy of the Fiscal Plan and approving resolution prepared by the Department of City Planning in accordance with the requirements of the State of Indiana Code Section 36-4-3-3.1. This document provides basic information about the area to be annexed, and describes how the City of Mishawaka will provide services to the area to be annexed.

Prior to preparing a fiscal plan, copies of the proposed request are forwarded to all applicable City Departments. The Departments are then asked what expenditures/costs will be required to service the area and if the request can be accommodated with the funds currently approved within the City Budget. In this case, given that the property is immediately adjacent to existing City limits, and that the developer is responsible for installing, and if necessary extending, all utilities to the site and constructing any required improvements within the public right-of-way, no additional expenditures are anticipated at this time.

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on February 18, 2019.

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

Sincerely,

Derek J. Spier, AICP
Senior Planner & Economic Development Specialist

cc: David A. Wood, Mayor

BUILDING • PLANNING • COMMUNITY DEVELOPMENT • REDEVELOPMENT
ECONOMIC DEVELOPMENT • HISTORIC PRESERVATION

City Hall ◦ 600 East Third Street ◦ Mishawaka IN ◦ 46544-2241
Building Phone: (574) 258-1607 Fax: (574) 968-6999
Community Development ◦ Redevelopment ◦ Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999
Planning ◦ Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999

RESOLUTION NO. 2019-04

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

53013 Fir Road, Granger, IN 46530 and the adjacent Cleveland Road and Fir Road right-of-way to include approximately 3.2 acres

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of City Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of City Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST 476 FEET; THENCE SOUTH 313.2 FEET TO THE CENTER OF FIR ROAD; THENCE NORTHEAST WITH THE CENTER OF FIR ROAD 576.4 FEET TO THE PLACE OF BEGINNING. ALSO, ALL THAT PORTION OF THE RIGHT-OF-WAY FOR FIR ROAD AND CLEVELAND ROAD LYING ADJACENT TO SAID DESCRIBED PARCEL.

COMMON ADDRESS: 53013 FIR ROAD, GRANGER, IN 46530

Section II. Following the review of documents prepared by the Department of City Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day

of __________________, 2019, at ___________ o'clock __.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _______ day of __________________

2019, at _________o'clock __.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this ________ day of ___________________ 2019, at

__________ o'clock ___.M.

____
David A. Wood, Mayor

City of Mishawaka

FHS Investments, LLC
Medical Office Uses
53013 Fir Road
Annexation

Property located Southwest of
Cleveland Road & Fir Road

February 2019

Prepared by:
City of Mishawaka
Department of Building, City Planning &
Community Development
600 E. Third Street
Mishawaka, IN
46544-2241

Phone: (574) 258-1625
Fax: (574) 968-6999
E-mail: planning@mishawaka.in.gov

FHS INVESTMENTS LLC
ANNEXATION FISCAL PLAN

TABLE OF CONTENTS

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST 476 FEET; THENCE SOUTH 313.2 FEET TO THE CENTER OF FIR ROAD; THENCE NORTHEAST WITH THE CENTER OF FIR ROAD 576.4 FEET TO THE PLACE OF BEGINNING. ALSO, ALL THAT PORTION OF THE RIGHT-OF-WAY FOR FIR ROAD AND CLEVELAND ROAD LYING ADJACENT TO SAID DESCRIBED PARCEL.

COMMON ADDRESS: 53013 FIR ROAD, GRANGER, IN 46530 AND THE ADJACENT RIGHT-OF-WAY TO INCLUDE APPROXIMATELY 3.2 ACRES

TAB A- CITY OF MISHAWAKA ANNEXATION POLICY

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

The City of Mishawaka recognizes that as the population of St. Joseph County grows and development trends change, there will be a continuous demand for infrastructure and urban services provided by cities such as Mishawaka. Infrastructure includes, but is not limited to, water, sanitary sewer, electric, and transportation. Urban services include, but are not limited to, police, fire, and emergency medical services. With a stable tax rate, low crime rate, outstanding public schools, and strong neighborhoods, the City of Mishawaka is a livable community where families and businesses desire to locate. The expansion of infrastructure and services combined with the desire of families and businesses to locate in Mishawaka has necessitated the City to create a policy on annexation.

It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services. Although exceptions will be considered for large industrial projects or proposals related to specific economic development efforts, the City recognizes that compact and contiguous growth promotes the cost-effective delivery of services.

The City of Mishawaka continues to promote the logical expansion of infrastructure into the unincorporated areas of the county contiguous to the City on request provided there is availability. The voluntary extension of infrastructure, such as water and sewer, requires the benefactor(s) of that infrastructure to waive or consent to future annexation at the time of connection. The extension of infrastructure does not automatically equate to the immediate annexation of property. To meet the statutory requirements for annexation, both infrastructure and urban services must be provided. As such, many unincorporated areas are currently provided with public rate-supported utilities by the City that will not be suitable for annexation in the foreseeable future. Thus, it is the policy of the City of Mishawaka that the initiation of annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City. To consider annexation, infrastructure and urban services must be available to the proposed annexation area at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka.

IMPACT OF ST. JOSEPH COUNTY GROWTH

The City of Mishawaka also recognizes the impact growth and development currently occurring in unincorporated St. Joseph County has on annexation efforts. There has been a trend in St. Joseph County to allow for development on septic and well systems sporadically throughout the county. As is currently the case in St. Joseph County, there are numerous examples of the problems associated with this type of sprawling development. Septic systems based on poor installation or lack of maintenance; contribute to the pollution of both surface and groundwater. Based on groundwater concerns, residents desire to connect to public water systems. Residents are also calling for urban services, rather than the rural services typically provided by county governments. Residential streets need to be plowed, and emergency response times for police, fire and emergency medical services frequently exceed the times typically expected of suburban development.

As the population of these areas increase, the demand/need for infrastructure and increased urban services will grow exponentially. Due to the sprawling nature of this development, the cost for providing infrastructure and urban services to the existing City of Mishawaka standard far exceeds the tax revenue generated by these areas. This point has been addressed within this annexation policy because of the past concerns expressed by some residents/property owners of these areas who have been historically opposed to annexation. These concerns, for the most part, are based in fear and do not reflect the reality of the practical constraints of annexation. For the record, the cost of providing services, based on the sprawled growth and statutory limitations, makes it both undesirable and not readily feasible for the City of Mishawaka to annex large non-contiguous developed areas.

This point has also been included to identify the reciprocal concern of the City relative to the sprawling growth within unincorporated St. Joseph County. Currently, the taxpayers within the City of Mishawaka pay City taxes to sustain infrastructure and a desired level of urban services. Furthermore, the taxpayers of the City of Mishawaka also pay county taxes that are used in part to provide similar services to county residents. Cities are wholly responsible for these services within their respective jurisdictional areas. These services include, but are not limited to, road maintenance, police patrols, and emergency medical services. These are services subsidized by general county tax dollars that the City of Mishawaka contributes to but does not receive the corresponding reciprocal benefit. The taxpayers of the county do not pay taxes that directly or indirectly support these services within the City. Based on the current division of general county funds, this equates to the City of Mishawaka financially subsidizing the sprawling growth of the county. Accordingly, the City of Mishawaka continues to seek a more equitable distribution of existing general county tax revenues. Furthermore, based on this existing inequity, it is an important objective of the City to work with county officials to ensure that there are not future increases in spending to address the problems associated with sprawling unincorporated development. The City also recognizes the need to develop fair cost-sharing practices to provide for regional services that does not adversely impact the residents of the City, while still providing for the needed/desired services in the unincorporated county.

Although the equitable distribution of tax dollars is an important concern, the City also recognizes that the problems associated with this sprawling unincorporated development also impacts the City of Mishawaka. The City is impacted by the limitations existing development has on future City growth, and the corresponding increased costs of extending infrastructure. As such, the City of Mishawaka will continue to work with the county in a cooperative effort, where possible, to address problems. However, it is only fair that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the tax payers of the City of Mishawaka.

STATUTORY LIMITATIONS

The City of Mishawaka also recognizes the burden placed on municipalities within St. Joseph County based on the statutory requirements on Municipal Annexation and Dis-annexation. The controlling legislation on annexation is established by the Indiana Code 36-4-3-series.

The statute also places minimum requirements on municipalities regarding providing services to proposed annexation areas, the timing of implementation, and contiguity requirements. The statute also requires that a fiscal plan be adopted showing how the costs associated with providing services will be paid. An estimated amount of time required for voluntary annexation is three to four months. The increased time required to process an annexation has placed a burden on real estate transactions and development on the fringe of the City. It is not uncommon to have annexation placed as a condition on the sale of property by the buyer. Annexation is typically requested because City services are desired or needed to serve the proposed project. This increased time frame when compared to the traditional rezoning process has the potential for directing appropriate contiguous growth away from the City due to the lack of suitable available property that can be developed in a short period of time.

IMPLEMENTATION OF POLICY

The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties. The purpose of this evaluation is to examine the proposed annexation area to the existing City limits relative to providing a compact and contiguous City boundary.

Annexation law significantly limits the ability of municipalities to annex property without the consent of the majority of property owners. Therefore, the City has deemed it necessary to review adjacent unincorporated properties that have not requested annexation at the time a voluntary annexation is proposed. Although this may ultimately necessitate the annexation of property without the consent of a minority of the adjacent property owners, this policy provides for a means to expand the City boundary in a compact and contiguous manner that would otherwise not be possible based on statutory requirements.

A secondary purpose of this policy is to reduce the number of separate contiguous annexation petitions that are likely to be filed within a short period of time. The potential inclusion of additional property as part a proposed annexation petition will counteract the discouraging development influence of time limitations placed by the Indiana Code.

In the past, voluntary annexations without this policy have created a chaotic City boundary that promotes the inefficient delivery of services for both the City of Mishawaka and St. Joseph County. Chaotic refers only to the physical geographic location of the boundary. Common chaotic configurations include *saw-tooth shapes, islands,* and *adjacent pockets.* The attributes of these boundary configurations are described as follows:

A *saw-tooth boundary* refers to shape where contiguous properties located along a single roadway change municipal boundaries multiple times in a relative short distance. This situation creates difficulties in providing for the efficient delivery of services. Specifically, it is more difficult for the postal service, police, fire, and emergency medical providers to determine the physical limits of jurisdictions in the field. Under non-emergency circumstances, this situation is likely to result in inconveniences only. However, in emergency situations, confusion on boundary locations in the field has the potential to delay providing potentially life saving services, or could otherwise promote providing double coverage for the area limiting the ability of one provider to respond to other calls.

An *island* refers to unincorporated areas that are physically surrounded by the incorporated City. This situation provides for the inefficient delivery of services for both the City of Mishawaka and unincorporated St. Joseph County. Services such as trash removal, snow plowing, road maintenance, police, fire, and emergency medical services could all potentially require one service provider to travel through another service provider's jurisdictional area. This inherently inefficient situation potentially increases the costs of providing services for both jurisdictions.

Adjacent pockets refers to unincorporated area that is reasonably adjacent to the City and is currently served at least in part by City infrastructure. When the infrastructure was provided to these areas, these areas were typically located on the fringes of the City where other services were either not available or desired at the time. However, as the demand for growth and development continues, the demand for additional services also grows. Over time, pockets are also typically provided with some peripheral City services without expense. Emergency service providers within the City of Mishawaka and St. Joseph County have consistently worked together to provide reciprocal assistance in responding to calls when the other provider is either occupied or at a considerable distance, provided resources are available. Typically, due to the general location adjacent to the City and the increased ability of the City to provide services, these pocket areas will intermittently receive City emergency services.

Furthermore, pockets become obstacles to the future expansion of infrastructure and services. They are considered obstacles due to the contiguity requirements established by the Indiana Code for annexation. If these pockets are not annexed over time, the City is prevented from expanding. The annexation of these pocket areas not only allows for the continued growth of the City, but also provides for the efficient and equitable delivery of services.

SUMMARY

- It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services.

- It is the policy of the City of Mishawaka that the annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City.

- To address existing sprawl and inequitable distribution of general county tax dollars, it is the policy of the City of Mishawaka that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the taxpayers of the City of Mishawaka.

- The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties to promote the efficient delivery of services and remove chaotic boundary configurations.

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST 476 FEET; THENCE SOUTH 313.2 FEET TO THE CENTER OF FIR ROAD; THENCE NORTHEAST WITH THE CENTER OF FIR ROAD 576.4 FEET TO THE PLACE OF BEGINNING. ALSO, ALL THAT PORTION OF THE RIGHT-OF-WAY FOR FIR ROAD AND CLEVELAND ROAD LYING ADJACENT TO SAID DESCRIBED PARCEL.

COMMON ADDRESS: 53013 FIR ROAD, GRANGER, IN 46530 AND THE ADJACENT RIGHT-OF-WAY TO INCLUDE APPROXIMATELY 3.2 ACRES

TAB B- BASIC DATA & FISCAL ANALYSIS

BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

The area proposed for annexation is illustrated on the following maps and shown on the accompanying aerials. This area is legally described as follows:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST 476 FEET; THENCE SOUTH 313.2 FEET TO THE CENTER OF FIR ROAD; THENCE NORTHEAST WITH THE CENTER OF FIR ROAD 576.4 FEET TO THE PLACE OF BEGINNING. ALSO, ALL THAT PORTION OF THE RIGHT-OF-WAY FOR FIR ROAD AND CLEVELAND ROAD LYING ADJACENT TO SAID DESCRIBED PARCEL.

COMMON ADDRESS: 53013 FIR ROAD, GRANGER, IN 46530

Annexation Area

The area to be annexed is located at the southwest corner of Cleveland Road and Fir Road, and includes one (1) parcel of property with a common address of 53013 Fir Road, Granger IN, 46530. The parcel is vacant and has a current tax identification number of 006-1012-0151.01. The property is bound to the west and north with approximately 499 linear feet being incorporated into the City, while the remaining adjacent properties are located in unincorporated St. Joseph County. The property is currently zoned O Office within unincorporated St. Joseph County. If annexed, the parcel will be zoned C-6 Linear Office Commercial. The Petitioner also owns the adjacent parcel to the west, which was annexed into the City in late 2015 and partially developed with a 7,800 sq. ft. medical office building. The building is occupied by the Indiana Pain & Spine Clinic. An expansion of the adjacent medical use is proposed as conceptually shown on the preliminary site plan.

Contiguity with the Existing City Limits

The property to be annexed into the City, including the Cleveland Road and Fir Road public right-of-way, is approximately 3.2 acres. The external boundary of the annexation area measures +/-1,640 linear feet with +/-499 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 30% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The area is characterized as being relatively flat with minimal relief across the site. Per the generalized two (2) foot contour topographic maps, elevations on the property range from over 786 feet within the northwest corner of the property along Cleveland Road to under 782 feet along Fir Road. The property is vacant with the prior single-family residential house and detached garage being demolished in late 2017 or early 2018.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is vacant and currently zoned O Office within unincorporated St. Joseph County. If the Mishawaka Common Council approves the annexation request, the area will be zoned to C-6 Linear Office Commercial to allow for the expansion of the adjacent medical office use to the west.

D. ASSESSMENT

The territory to be annexed consists of one (1) parcel of land. The Land and Improvement Valuations shown below are based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres	Land & Imp. Valuation
006-1012-015.01	FHS INVESTMENTS, LLC	1.04 ACRE (3.2 ACRES WITH THE ADJ. R/W)	$5,500

E. CURRENT TAX RATE

The City's tax rate 2017 payable 2018 was $2.0516 per $100 of assessed valuation. For property owners in Harris Township, in which this proposed annexation is located, the total taxes will be $3.9957 per $100 of assessed valuation. Property owners in this area currently pay $2.1602 per $100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Actual tax rates will vary.

Per the St. Joseph County Auditor's office, the approved tax rates for 2018 payable 2019 are not anticipated from the Indiana Department of Local Governmental Finance until mid-February. The delay in the effective date of the annexation, which will be January 2020 due to the decennial census, will result in different tax rates from those used in this analysis. Normally tax rates do not fluctuate greatly from year to year that would significantly affect this analysis.

Tax District	Existing Tax Rate	Tax Rate after Annexation
Harris Township	2.1602	3.9957

The City's tax rate has remained relatively stable over the years:

2017	$2.0516
2016	$1.9977
2015	$1.8750
2014	$2.0062
2013	$1.9086
2012	$1.8186
2011	$1.7362
2010	$1.6741
2009	$1.6557
2008	$1.5283
2007	$1.3326
2006	$1.3899
2005	$1.3382
2004	$1.3313
2003	$1.2476
2002	$1.8627
2001	$5.5007 [1]
2000	$5.2417

[1] *Change in Tax Code*

F. NEW ADDRESSES

If the proposed annexation is approved, the properties will be zoned C-6 Linear Office Commercial to allow for the expansion of the adjacent medical office use. The property will be developed in accordance with the requirements of the City of Mishawaka Zoning and Subdivision Ordinance. Addresses will be assigned by the City of Mishawaka Engineering Department when the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

Every proposed annexation area to the City of Mishawaka is reviewed by each pertinent City department or agency that would ultimately be required to provide infrastructure and/or urban services to a given area. Departments were asked to evaluate the location, area, and existing conditions of this proposed annexation area relative to providing infrastructure and urban services at a standard that is identical to other areas of the City. In determining required services, departments reviewed the area relative to similar geographic and use areas that currently exist within the City of Mishawaka.

The standards for infrastructure and services provided by the City of Mishawaka, broken down by department, have been included within this document following Tab C. After establishing an understanding of the existing conditions, each department or agency was asked to identify any capital improvements required to serve the proposed annexation area to meet existing city standards. It will be the responsibility of any future property owner/ developer to bear any expense required to connect to existing City services. Given the location of the proposed annexation area, adjacent to the existing city limits, and, considering the size of the area, each department identified that non-infrastructure-related services could be provided to the proposed annexation area with no additional expenditures. Increased maintenance costs for non-rate supported services, were identified as minimal and well within the approved budgets for each department.

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2019 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department. These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

The City of Mishawaka will provide a level of basic services, including infrastructure and urban services, at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka. The specific date of implementation of services has been identified within the description of specific services where applicable. Given the location of the proposed annexation area, the size of the area, and the presence of existing infrastructure, no capital expenditures are required to serve the proposed annexation area. Basic services, not otherwise specified, will be provided to the annexation area within one year of the effective date of the annexation as required by law. However, it is anticipated that the majority of basic services will be available immediately or at least in a timely manner.

If approved, the effective date of the annexation will not be until January 1, 2020. State statutes (I.C. 36-4-3-7 (b)) do not allow municipalities to annex property during the year preceding a year in which a federal decennial census is conducted. Due to the delay in the effective date of the ordinance, the City of Mishawaka cannot approve any future site plans or issue any permits until 2020.

I. FISCAL IMPACT ON TAXPAYERS, MUNICIPAL FINANCES, AND POLITICAL SUBDIVISIONS

Analysis:

The property proposed to be annexed is currently vacant. If the annexation is approved, the Petitioner is proposing to expand the adjacent medical office uses. The size and scope of the proposed building, as shown on the preliminary site plan, will be nearly identical to the adjacent medical building constructed in 2016. This building had an initial assessed valuation of $700,000 with a land valuation of $270,000 per acre for the developed land. When applying these assessed valuations to the 1.04 acre annexation area, a total estimated land and improvement value of $980,800 is used for the below analysis.

The current and future political subdivisions and their associated tax rates were determined by the geography of the property and the attached "Tax Rate Chart for the year 2017 payable 2018". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

As previously mentioned, the actual tax rates will vary due to the delay in the effective date of the annexation.

Current property assessed Valuation:

$5,500

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property were determined utilizing the State of Indiana Department of Local Government Finance Gateway website calculator located at https://gateway.ifionline.org/CalculatorsDLGF/taxcalculator.aspx.

The website requires you to enter the geographic location of the property by County, Township, and School Corporation. You then enter the type of property, if it is a homestead (owner-occupied residential); residential rental, non-homestead residential, and agricultural; or other. You then input the assessed valuation and it estimates the maximum tax bill as well as the property tax cap credit if applicable.

This calculation has been done with a scenario before annexation for other (vacant property), then following annexation for other (commercial property) identifying the property as now being subject to the City tax rate.

The estimated property tax value for the property is as follows:

Prior to annexation: $175

Following annexation: $31,175

Political Subdivisions before Annexation:

Percent of tax rate and corresponding yearly estimated property tax revenue*

- St. Joseph County (32.0%) - $56.00
- Harris Township (15.9%) - $27.83
- PHM School Corporation (42.0%) - $73.50
- Mishawaka Penn Harris Library (7.5%) - $13.13
- Airport Authority (2.6%) - $4.55

** Estimates may not equal estimated tax value due to rounding.*

The current tax rate of all of these entities combined is 2.1602%.

The tax rate will increase to 3.9957% upon annexation to the City, however, the other tax cap rate including the exempt rate is at 3.1785%. Revenue will increase significantly due to the estimated increase in assessed valuation realized from the proposed medical office use. Thus, the distribution of property tax revenue will increase for existing tax entities based on getting a larger percentage of revenue when the City tax rate, and to a very minor extent, the South Bend Transpo rate is added to the overall rate.

Political Subdivisions following Annexation:

Percent of tax rate and corresponding yearly estimated revenue for government-owned property of existing taxing units upon annexation*

- St. Joseph County (17.3%) - $5,393.28 (+$5,337.28 per year)
- Harris Township (0.3%) - $95.53 (+$65.70 per year)
- PHM School Corporation (22.7%) - $7,076.73 (+$7,003.23 per year)
- Mishawaka Penn Harris Library (4.0%) - $1,247.00 (+$1,233.87 per year)
- Airport Authority (1.4%) - $436.45 (+$431.90 per year)
- South Bend Transpo (2.9%) - $904.08
- City of Mishawaka (51.4%) - $16,023.95

** Estimates may not equal estimated tax value due to rounding.*

Four Year Projection of Property Tax Revenue following Annexation (above numbers x4)

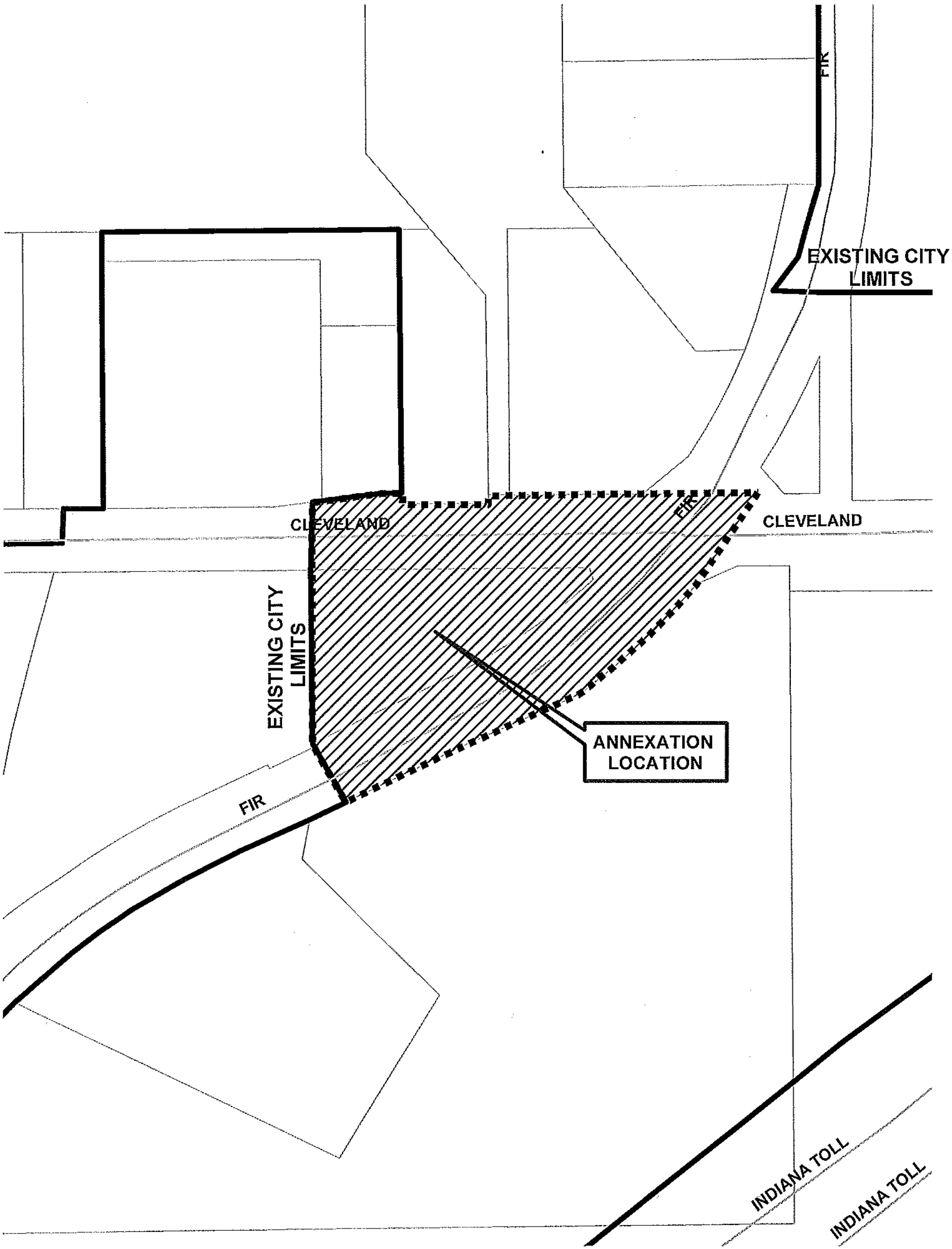
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	$21,573.12
• Harris Township	$382.12
• PHM School Corporation	$28,306.92
• Mishawaka Penn Harris Library	$4,988.00
• Airport Authority	$1,745.80
• South Bend Transpo	$3,616.32
• City of Mishawaka	$64,095.80

J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

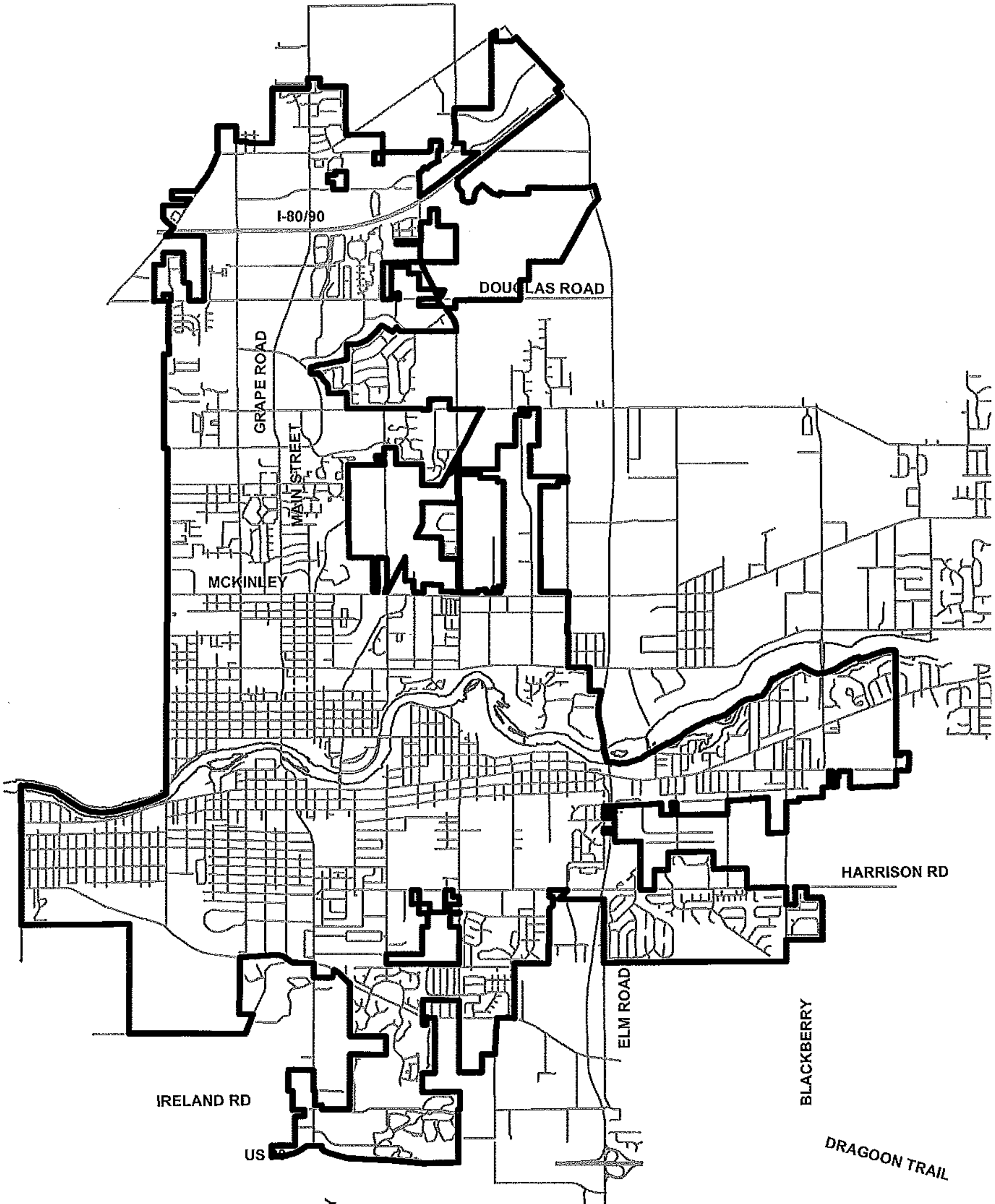
Pursuant to I.C. 36-4-3-4.2 under certain circumstances the City would be required to assume a portion of indebtedness as it would pertain to the proposed annexation area. Specifically, this would be required if the County had used property tax revenue to repay debt used to build infrastructure within the annexation area, or if income tax was being generated from the property in question that was being used to pay off applicable county wide debt that would now be allocated to the City upon annexation.

Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.

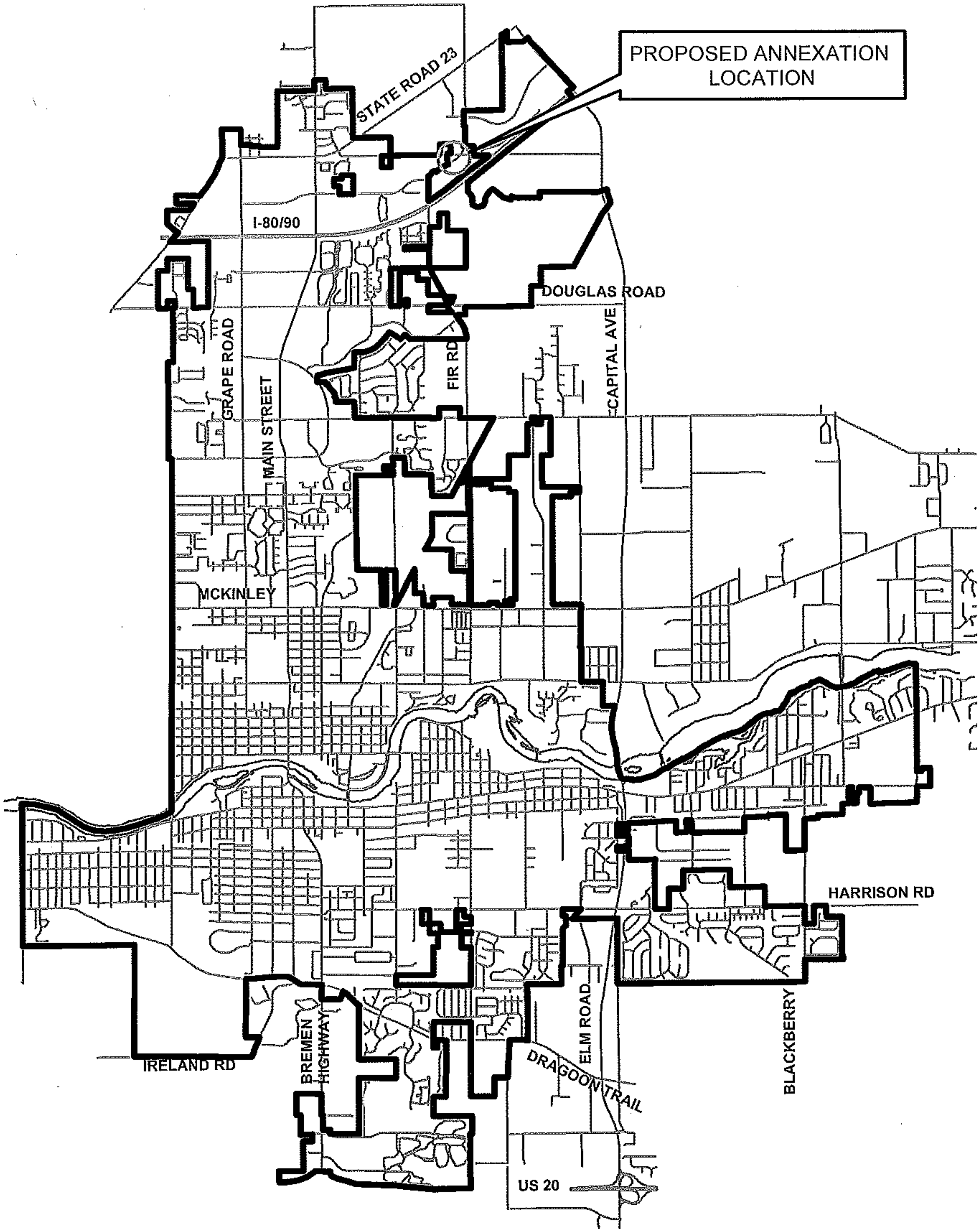


LOCATION MAP

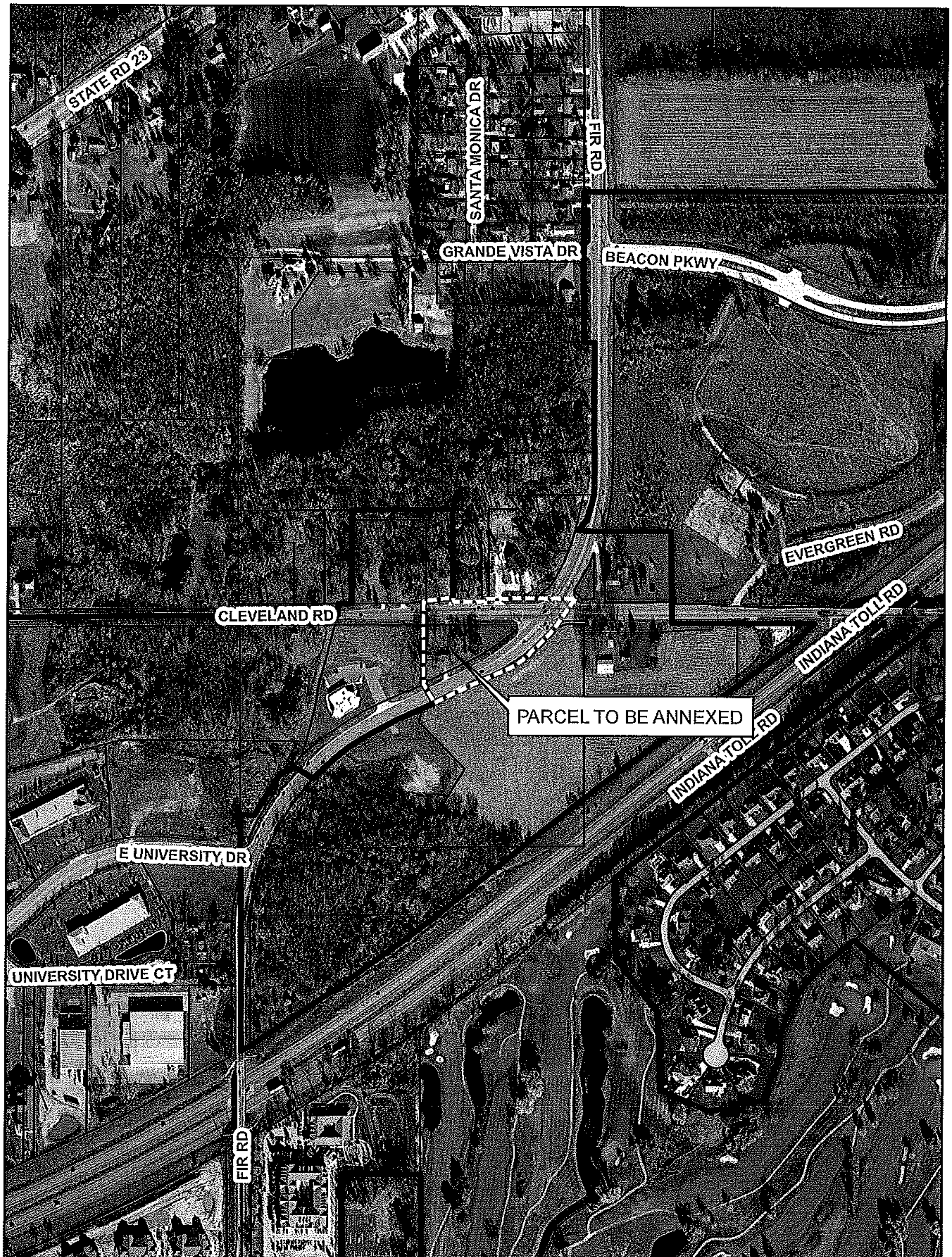
MAP OF EXISTING CITY LIMITS



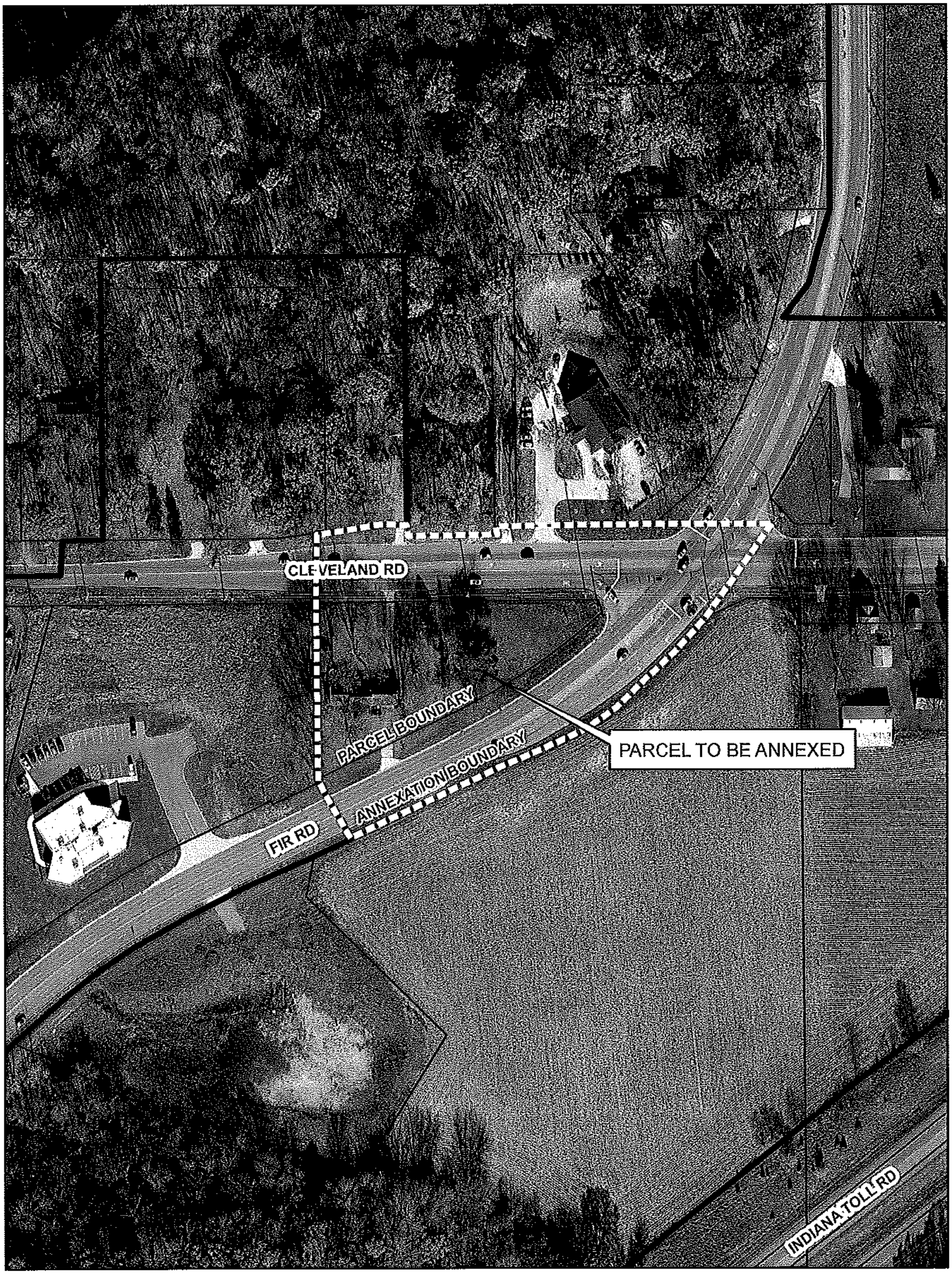
MAP OF PROPOSED CITY LIMITS



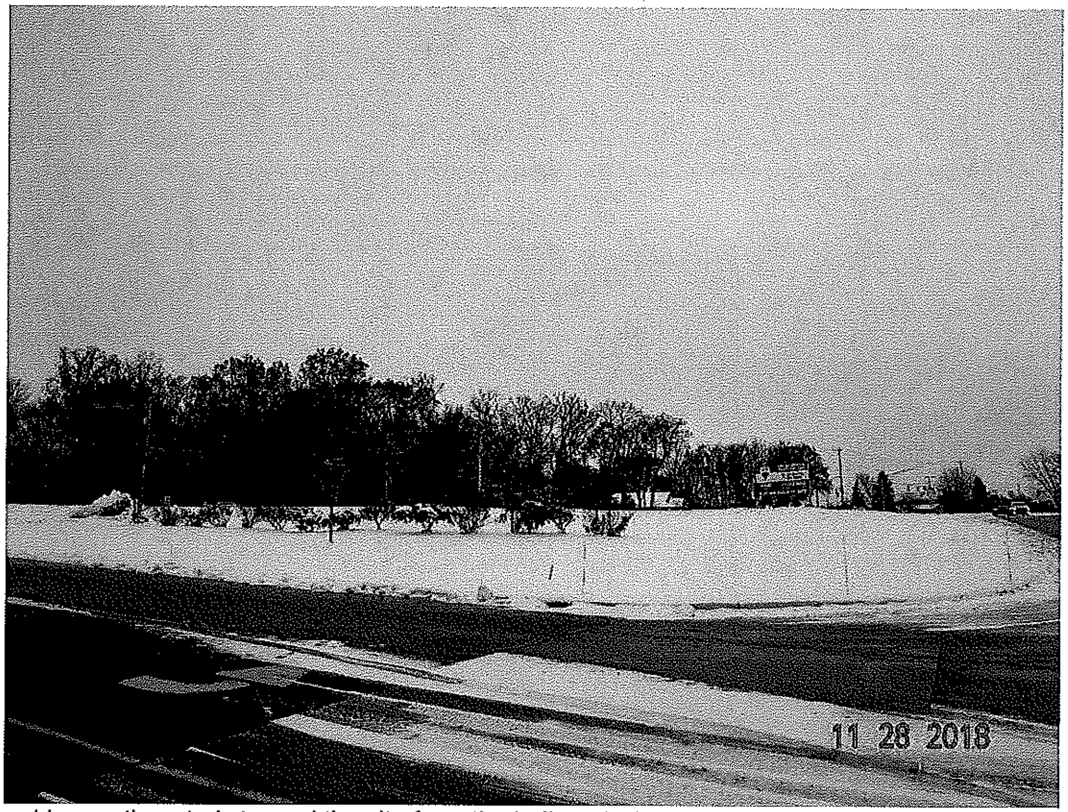
AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



Looking northeasterly toward the site from the Indiana Pain & Spine Clinic entrance on Fir Road.

Looking easterly toward the site from the Indiana Pain & Spine Clinic parking lot.

DATE: November 19, 2018

TO THE:
Honorable Members of the Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: Petition for Annexation and Zoning Classification

The undersigned FHS Investments, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:
A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East in St. Joseph County, Indiana, described as follows: Beginning at a point in the center of Fir Road 180 feet west of the Northeast corner of said Section 27; thence West 476 feet; thence South 313.2 feet to the center of Fir Road; thence Northeast with the center of Fir Road 576.4 feet to the place of beginning. Except: A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East, St. Joseph County, Indiana and being that part of the grantor's land lying within the right-of-way lines depicted on the attached right-of-way parcel plat, described as follows: Beginning at a point on the north line of said Section South 89°25'05" West 220.17 feet from the Northeast corner of said Section and which point of beginning is on the Northwest boundary of Fir Road; thence along the boundary of said Fir Road Southwesterly 325.91 feet along an arc to the right having a radius of 784.64 feet and subtended by a long chord having a bearing of South 52°14'59" West and a length of 323.57 feet; thence along said boundary South 64°08'56" West 196.82 feet to the West line of grantor's land; thence North 00°34'55" West 11.06 feet along said West line; thence North 64°08'56" East 192.10 feet; thence Northeasterly 218.92 feet along an arc to the left having a radius of 774.64 feet and subtended by a chord having a bearing of North 56°03'10" East and a length of 218.19 feet; thence North 18°08'01" West 32.98 feet; thence South 89°25'05" West 346.00 feet to the West line of grantor's land; thence North 00°34'55" West 35.00 feet along said West line to the north line of said Section; thence North 89°25'05" East 435.83 feet along said north line to the point of beginning and containing 0.460 acres more or less, inclusive of the presently existing right-of-way which contains 0.145 acres, more or less. Commonly described as 53013 Fir Road.

SEE ATTACHED REVISED LEGAL

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located 53013 Fir Road and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a Commercial C-6 District. Petitioners further state they intend to utilize said land for similar use as adjacent C-6 zoned property lying to the west.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s).

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a Commercial C-6 District.

FHS Investment, LLC

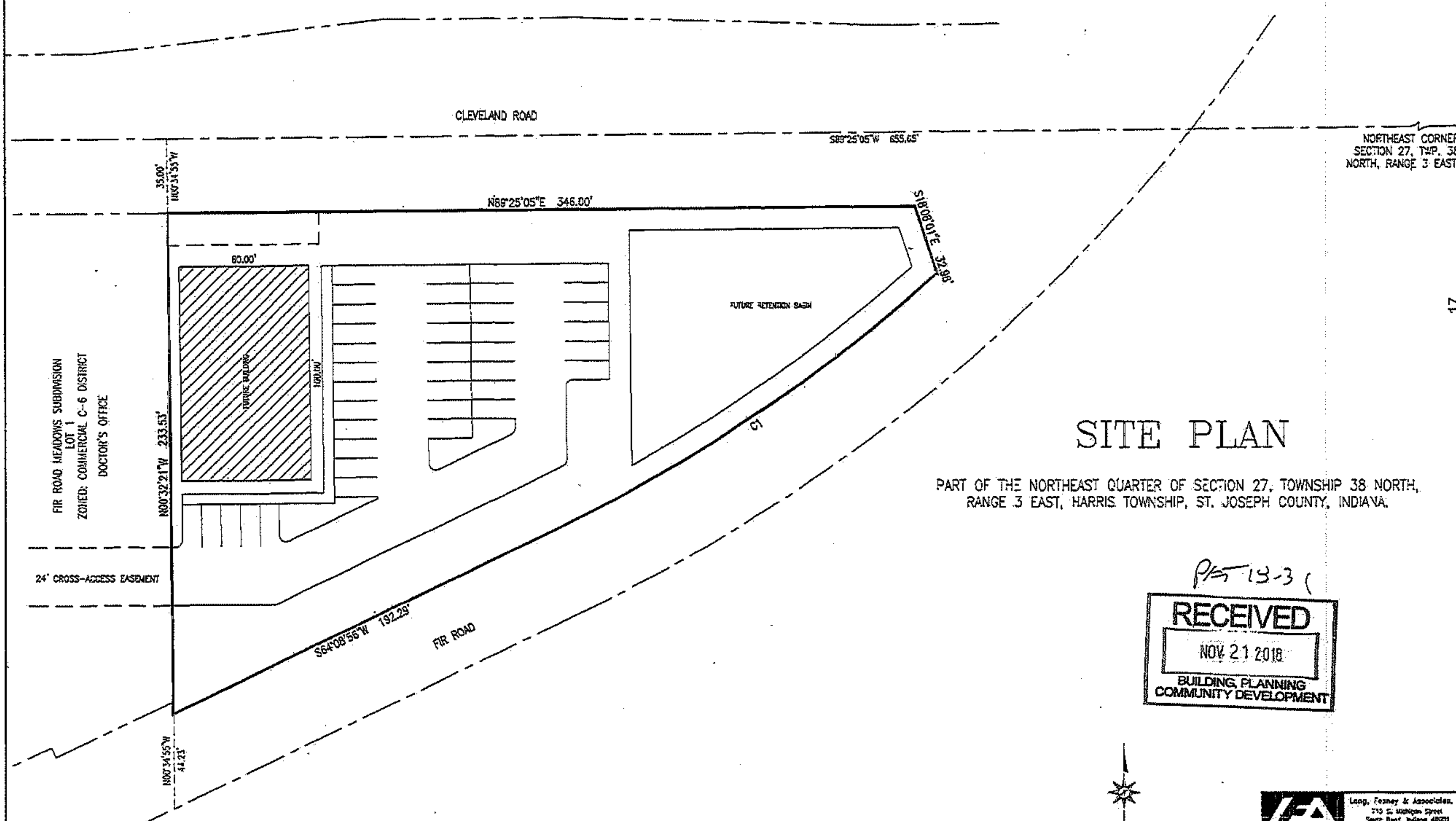
Contact Person:
Lang, Feeney & Associates, Inc.
Terry Lang, RLS No. S-0523
715 South Michigan Street
South Bend, Indiana 46601

RECEIVED
NOV 21 2018
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

PCS 19-31

A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East in St. Joseph County, Indiana, described as follows: Beginning at a point in the center of Fir Road 180 feet west of the Northeast corner of said Section 27; thence West 476 feet; thence South 313.2 feet to the center of Fir Road; thence Northeast with the center of Fir Road 576.4 feet to the place of beginning. Also, all that portion of the right-of-way for Fir Road and Cleveland Road lying adjacent to said described parcel.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	774.64'	218.92'	218.19'	S56°03'10"W	16°11'32"



SITE PLAN

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

PC 13-3 (

RECEIVED
NOV 21 2018
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

0' 20' 40' 80'

Lang, Feasney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46601
Phone (574) 233-1841
Land Surveyors - Soil Scientists
Scale: 1" = 20' | Drawn: JWS
Date: 11-19-18 | Job Name: FirRdMeadows

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST 476 FEET; THENCE SOUTH 313.2 FEET TO THE CENTER OF FIR ROAD; THENCE NORTHEAST WITH THE CENTER OF FIR ROAD 576.4 FEET TO THE PLACE OF BEGINNING. ALSO, ALL THAT PORTION OF THE RIGHT-OF-WAY FOR FIR ROAD AND CLEVELAND ROAD LYING ADJACENT TO SAID DESCRIBED PARCEL.

COMMON ADDRESS: 53013 FIR ROAD, GRANGER, IN 46530 AND THE ADJACENT RIGHT-OF-WAY TO INCLUDE APPROXIMATELY 3.2 ACRES

<u>TAB C- SUMMARY OF SERVICES</u>

SUMMARY OF SERVICES

The City of Mishawaka, known as the Princess City, was incorporated in 1833 with only a few hundred residents. Now, with an estimated population of nearly 50,000 present-day Mishawaka is continuing to grow. From the bustling Grape Road corridor to the quiet paths of the Shiojiri Garden at Merrifield Park, the city offers residents a comforting sense of community where people like to live, work and raise families.

The backbone of any city is its services, and no unincorporated area of St. Joseph County can come close to matching the number and quality of services offered in the City of Mishawaka.

Some of the services provided are basic: electric, sewer, and water. Others, such as strong police and fire protection, efficient trash removal and access to parks and libraries, greatly improve the quality of life.

Sewer, water and electric services in the City are not paid by tax dollars; rather, Mishawaka Utilities services are all paid for through the low rates given to property owners.

Instead of dealing with septic systems, property owners can tap into lines provided by Mishawaka Utilities Wastewater Division. The Division has a plant staffed 24 hours a day, and maintenance technicians are available at all times to respond to emergencies. The City's sewer insurance program provides sewer coverage for each single-family residential homeowner on the public sewer system for a small monthly fee, paid with the Mishawaka Utilities bill. With this program, the homeowner is protected from paying the cost of catastrophic sewer repairs outside the home. A $42 million expansion of the wastewater treatment plant was completed in June 2008. From 2013 to 2018, capital improvements to the wastewater system were made including the replacement of three lift stations, three emergency generators, and final clarifier troughs. Additional plant and system improvements are planned in the upcoming years.

The City's water rates have traditionally been among the lowest in the state. The Water Division completed a $26 million capital improvement project in 2003. Several improvements to the overall system were made including the addition of a new well field, the replacement of water mains, and the extension of services to some areas that previously did not have water service. Planned future improvements include a new water treatment facility and well field near Juday Creek in the northeast part of the City expected to break ground in 2020 or 2021.

Another service provided by Mishawaka Utilities is the distribution of electricity. Although Mishawaka Utilities does not generate or produce power, electricity is purchased at a wholesale rate and is distributed by Mishawaka Utilities. Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers.

But property owners get more out of being in the City of Mishawaka than just those basic services. Public safety is a priority in the City, with about 50 percent of the budget going toward fire, police and emergency medical services.

Mishawaka has a full-time Fire Department, with four stations. The Department maintains a Class 3 fire rating with the Insurance Services Office (ISO). This rating is anticipated to drop to Class 2 in future years when the City requests reevaluation. The lower the rating, the lower a resident's homeowner's insurance will be. Additionally, the department's response time is excellent, and fire trucks arrive within three minutes to a call for 90 percent of the city.

The Mishawaka Police Department, with approximately 90 officers and employees, responds to critical incidents within three to five minutes. The Department offers many personal services within its Community Relations and Street Crimes Units, and the Riverwalk Beat. These services include attendance at neighborhood watch meetings, administering various programs for school-aged children and senior citizens, and focusing on crime reduction in high crime areas of the city.

The City's EMS Department is a centralized system that responded to approximately 7,400 calls in 2017. The City, with its population of nearly 50,000, responds to about 50% more calls than the County ambulance service does, with its population of over 100,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

The efficiency of the City's Street Department is unmatched when it comes to snow removal, compared to St. Joseph County. Like other services, the county cannot provide a similar level of service because resources are spread out over a much larger area. In the event of a windstorm that blows trees and limbs into the streets, the City usually can have streets reopened in less than an hour.

Access to leisure activities is readily available in the City of Mishawaka. Residents can use all 28 City parks and the Eberhart-Petro golf course. Park rentals, for events such as weddings and receptions, are also less expensive for residents of the City.

Additionally, residents of the City of Mishawaka have access to all three branches of the Mishawaka-Penn-Harris Public Library. The Main Branch on Church Street in downtown Mishawaka, the Bittersweet Branch on the City's east side, and the Harris Branch on Elm Road in Granger.

Trash pick-up in the City is also inexpensive and efficient, with the monthly fee for single-family trash pickup at $13.86. For senior citizens, the rate is $11.09. The rates include the cost of recycling and yard waste, which is picked up on the same day the trash.

With the exception of the trash removal, library use and Mishawaka Utilities services, the vehicle with which to pay for the rest of the City's services is through city property taxes. And the City of Mishawaka has a long history of having a low, stable tax rate – in fact, the rate has remained relatively stable for the past 15 years.

With its rich history, Mishawaka continues to prepare and grow for the future. New development within the City's Central Business District and the continued development of the city's commercial and industrial sectors guarantee its strength in the future. This growth allows the tax rates to remain low. With the low tax rate and the multitude of services provided, the City of Mishawaka is an excellent place to build homes, start businesses, and raise families.

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sanitary Sewer Infrastructure

The City has an existing 8"-12" gravity sanitary sewer main flowing west to east, on the north curb line of Cleveland Road, along with a private 8" gravity sanitary sewer main, that connects to the Cleveland Road sanitary sewer main. The private sanitary sewer was installed as part of the Fir Meadows development to the west of this property. When the Fir Meadows development extended the private sanitary sewer for the Indiana Pain and Spine Clinic, a sanitary sewer lateral was provided for this property, which is approximately 5' west of the downstream manhole at the northwest corner of this property. The sanitary sewer connection shall be the responsibility of the owner/developer. The City's sanitary sewer system has ample capacity to serve this annexation property.

Existing Road/Transportation Infrastructure

Currently, this annexation is a corner lot and has frontage along both Cleveland Road and Fir Road. Cleveland Road is a five-lane section with two westbound travel lanes, one eastbound travel lane, one eastbound left turn lane, and one eastbound right turn lane. Fir Road is a six-lane section with two southbound travel lanes, two northbound travel lanes, one northbound left turn lane, and one northbound right turn lane. This intersection is a signalized intersection that is currently maintained by the St. Joseph County Department of Public Works.

With this site being a corner lot on a skew, with limited site distance, site access shall be from the existing drive approach to the Indiana Pain and Spine Clinic with and internal access drive. The access drive shall be constructed within the existing 24' cross-access easement between this site and property to the west. Existing curb cuts along Cleveland Road and Fir Road shall be removed and replaced with curb and gutter.

Existing Storm Sewer/Drainage Infrastructure

Regarding any new development or redevelopment within the annexation area, sites are required to retain the stormwater generated by the development on site at the rate of 100-year return storm frequency for a 24-hour duration. This requirement provides significant protection to both existing and proposed developments regarding the impact of stormwater run-off. Several different engineering methods are considered acceptable by the City of Mishawaka to calculate this requirement. The simplest method of calculation is using the one-line rational equation. However, the Rational Method, Curve Number Method, and TR-55 Method are also acceptable and tend to be more advanced, taking into consideration the percolation rate of soil types and ratios of developed impervious surfaces. The choice of one method over another typically is due to factors of site size, soil type, and design preference. The developer is required to bear all costs associated with stormwater management and all land disturbing activities shall fully comply with the City's Erosion & Sediment Control Ordinance.

Planned Capital Expenditures, Staff and Rates

If annexed, the City Engineering Department, Street Department, and Sewer Department will be responsible for maintenance of public streets, storm sewers, or sanitary sewer systems within dedicated City right-of-way. Any streets and utilities within the annexed parcel will remain privately maintained by the site owners and/or a Commercial Owners Association if established. The City Departments do not require any additional funds than what is currently allocated within the present City budget. For general information, the repair and maintenance of sanitary sewers is supported by rates paid by its users. Otherwise, as a general percentage of City expenditures, approximately 15 cents of every dollar of the City budget is allocated for street and storm sewer expenditures.

Personal Service Programs

The Engineering Department works closely with the Mishawaka Utilities Sewer Maintenance Department regarding the maintenance of the City sewer system. We maintain construction records for all sanitary and storm sewers and providing technical and administrative assistance on sewer repairs and for the Sewer Lateral Insurance Program that was initiated in 1986.

Specifically, the Sewer Lateral Insurance Program covers each single-family residential homeowner on the public sewer system within the City of Mishawaka. For a $1.50 monthly fee (included on homeowner's Mishawaka Utilities sewer bill), the homeowner is protected from paying catastrophic sanitary sewer repair costs for the portion of sewer lateral between the street right-of-way and outside of foundation wall of the home. Currently, this annexation area proposes a C-6 Linear Office Commercial District, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2019 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES ***-see salary ordinance 5642 for amendments***

Salaries and Wages				biweekly
411-01	Director of Engineering	77,036.00		2,962.89
411-02	Assistant Director	63,876.00		2,456.75
	Project Manager	54,065.00		2,079.41
	Traffic Manager	52,706.00		2,027.14
	Project Coordinator	39,155.00		1,505.93
	Office Manager	34,273.00		1,318.16
	City GIS Coordinator	51,377.00		1,976.03
			372,488.00	
Other Personal Services				
411-65	PE Certification	10,000.00		192.31
			382,488.00	

2 SUPPLIES

Office Supplies			
421-90	General Supplies	8,000.00	
			8,000.00

3 OTHER SERVICES AND CHARGES

Professional Services			
431-06	Consulting	5,000.00	
Communication and Transportation			
432-03	Travel and Training	6,050.00	
Repairs and Maintenance			
436-01	Equipment Repair	2,500.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	1,000.00	
			14,550.00
			405,038.00

ELECTRIC SERVICE

Services and Rates

Mishawaka Utilities – Electric Division does not currently serve the proposed annexation area. *If the annexation is approved, Mishawaka Utilities – Electric Division will attempt to acquire the service area from AEP as it is not already in our franchise boundary. If AEP releases the service area to Mishawka Utilities, we can supply both single phase and three phase service.*

The costs of providing service for future/planned development will be the responsibility of applicant(s) for service (reference Terms and Conditions, Section 9.0). The necessary expenditure to make connection to an applicant for service will be considered to be warranted when the estimated total revenue (i.e., net revenue) as estimated by the Utility for a period of two and one-half (2½) years to be realized by the Utility from permanent and continuing Customers on such an extension is at least equal to the estimated cost of such extension.

Whenever, in the opinion of the Utility, the necessary expenditure to make connection to an applicant for service is not warranted by the Utility's estimate of prospective revenues to be derived there from, or whenever, in the opinion of the Utility, the permanence of the Customer's load is questionable, the Utility may require the applicant to make an advance deposit for line construction or service connection. Or, the Utility may require a long-term agreement, an aid to construction payment, monthly minimum charge or such definite and written guarantee from a Customer, or group of Customers, in addition to any minimum payment required by the Rate Schedule. This requirement may also be made covering the payment by the Customer of the cost of tapping existing transmission or distribution lines for light or power service or both, when such service will not provide sufficient load or revenue, in the opinion of the Utility, to justify the cost of tapping said lines.

In those cases where it is not feasible or practicable to construct lines on public rights of way and it is necessary to secure easements or line-clearing permits on private property, the applicant or applicants shall secure the same without cost to the Utility or assist the Utility in obtaining such easements or line-clearing permits on private property before construction shall commence. The Utility shall be under no obligation to construct lines in the event the necessary easements or line-clearing permits cannot be so obtained.

Personnel

Mishawaka Utilities – Electric Division has a staff of 47 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

Engineering:	Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.
Construction:	Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeymen, Apprentices and Linemen).
Metering:	Consists of Metering Department Manager and support metering personnel.
Operations:	Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

Normal working hours are from 7:30 a.m. to 4:00 p.m. Monday through Friday. During these hours, the Electric Division staff is available to provide immediate response to any system perturbation.

Services provided after normal working hours are on an emergency basis only. Customers requiring assistance can call the after-hours answering service, where a call is then placed to a duty supervisor to assess the situation. The duty supervisor then calls out required support personnel (via the answering service).

Mishawaka Utilities – Electric Division is well equipped to respond to problems associated with providing electric service. The electric division utilizes a wide breadth of equipment to meet the needs of the consumer. Major equipment includes loaders, backhoes, trenchers, boring machines, pushing machines, trailers, compressors, forklifts, bucket and line trucks, and pole trailers.

The service response time to restore from a loss of electricity resulting from storm damage or other physical line damage is typically less than AEP (AEP customers are spread geographically over a much larger area). However, since Mishawaka Utilities does not produce power, the utility is not able to control service problems based on the generation of power and has minimal control of transmission to, or within, Mishawaka.

<u>Costs Associated with Services</u>

Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers. Mishawaka Utilities does not generate or produce power. Mishawaka Utilities purchases electricity at a wholesale rate and is responsible for distributing it to every customer within the service area. Based on the large numbers of customers in a relatively small geographic area, Mishawaka Utilities is able to deliver electricity more economically than larger companies such as AEP. Although AEP actually generates or produces power, the cost for delivering the electricity to the consumer is greater because the customers are spread geographically over a much larger area. Actual rates will vary over time.

FIRE PROTECTION/EMS

The Mishawaka Fire/EMS Department is one of the area's best, with quick response times, excellent training, and the latest equipment.

Staffing and Response Times

The Mishawaka Fire Department currently has four stations located strategically throughout the City of Mishawaka. The Fire Department and the Emergency Medical Services Department merged January 1, 2002.

In accordance with the firefighter's union Collective Bargaining Agreement and the City of Mishawaka, minimum staffing of 29 personnel are available at all times. The department also has three members working in the City's Fire Inspection Bureau.

The Department's response time is excellent. The Fire Department responds to calls within three minutes for 90 percent of the City.

Fire Stations

The four fire stations are located in strategic areas around the City:

Station No. 1, built in 1991, is located on Union Street near downtown. It is staffed by a minimum of eleven (11) firefighters manning one Sutphen pumper truck, one aerial truck, a 105' Sutphen aerial/pumper combination), one heavy-duty K.M.E. rescue truck and one A.L.S. Paramedic ambulance unit.

Station No. 2, located at 2332 N. Main St., is staffed by five (5) to six (6) firefighters at all times, manning one Sutphen pumper truck, and one A.L.S. Paramedic ambulance unit. If annexed, this would be the primary responding station since it is the nearest to the site.

Station No. 3, located at 333 E. Douglas Road, is staffed by eight (8) firefighters at all times, manning one Seagrave pumper truck, one 105' Pierce Quint aerial/pumper combination, and one A.L.S. Paramedic ambulance unit.

Station No. 4, located at 3000 Harrison Road, is staffed by 5 firefighters manning one Seagrave pumper truck, and one Battalion Chief Vehicle.

All engine and ladder Companies are certified advanced life support non-transport.

For the year 2017 out of 7,432 runs 5,731 or roughly 77% were medical in nature. The Mishawaka Fire Department restructured going to a three-platoon system. With the addition of a third ambulance we were able to move ambulances out of one central location to be closer to the neighborhoods they served. This and the availability of paramedics on some engine companies have decreased the time in which it takes to start lifesaving interventions if needed. Engine and ladder companies also have Advanced E.M.T.'s on board who may begin vital treatment such as 12 lead E.K.G.'s, establishing I.V. lines, and administration of a handful of drugs. Once the ambulance arrives the paramedics take over in the continuum of care depending upon the severity of the call.

Equipment

Equipment for the department is very comparable with what is available to surrounding township departments, but the City's fire department offers other advantages not available to the township fire departments. By having 29-36 firefighters on duty at any given time Mishawaka is able to send more resources depending upon the nature of the call. The Mishawaka Fire Department has three ladder/pumper trucks available for emergencies. Two of these are in service at all times with the third being a reserve. Depending upon the location, some outside fire departments utilize mutual aid agreements in the event of the need for an aerial device.

The City maintains a fifteen (15) member Dive/Rescue team for water emergencies.

Training

The fire department undergoes year-round training in all areas of suppression, haz-mat, emergency medical, inspection, water rescue, public education, confined space, high angle rescue, extrication and others.

In order to work on an ambulance, the State of Indiana requires personnel to be Emergency Medical Technicians (minimum training). Generally speaking, while employed with an ambulance service, employees have an opportunity to advance their skills. Training is offered at two additional levels, Advanced EMT, (IV therapy, cardiac monitoring) and Paramedic, (addition of several other medications). The EMS division is highly regarded by other services and municipalities in our area offering paramedic service.

All firefighters hired by the City of Mishawaka must become an Advanced level E.M.T within eighteen (18) months of hiring and maintain it throughout their career.

In the calendar year 2017 each firefighter took part in an average of 200+ hours of continuing education.

Complete training records for all personnel are available.

Fire Insurance Rating

Mishawaka maintains a Class 3 fire rating with the Insurance Services Office. The lower the number in the rating, the lower a homeowner's insurance policy could be. Thus, properties that are annexed into the city could see a reduction in property insurance.

During the last audit in November of 2012 Mishawaka's rating improved from 72.25% out of a maximum of 100% in 2003 to 78.65% out of 100% in 2012.

We are currently only 1.35% away from a Class two (2) designation of which there are only three (3) in the State of Indiana.

We are waiting for improvements as a result of the ongoing Public Safety Answering Point mergers and some other internal improvements to occur before we asked to be reevaluated by the I.S.O.

Of course, the only way to determine if a reduction will occur is to contact applicable insurance providers. Homeowner's insurance portion that is fire related would benefit the least while those of a business would have a much larger impact.

For comparison, many township departments have ratings of 7 to 9. After our next reevaluation we believe Mishawaka's fire insurance rating will be the same as the City of South Bend, which is a two (2).

Future Plans

Additional personnel will become necessary in the future as the City grows. This increase is due in part to the increased role the department plays as the first responder unit for medical and accident calls. Given the numerous locations of fire stations in the city, the Fire Department is able to respond to emergency medical and accident situations in a shorter period of time than the emergency medical units alone.

The next Station slated for major improvements is Station #2 located at 2332 North Main Street. Planning and funding are being researched now.

Plans are also underway to place a fourth A.L.S. Paramedic ambulance in service as future growth of the department allows.

Potential increases in personnel, equipment, and buildings, are evaluated on a continual basis. Although these increases represent the anticipated long term needs of the department, these increases are not needed in the short term to provide the consistent high level of service that has been historically provided to the city.

Citizen Programs

The fire department provides regular fire inspections for businesses located in the area, and home inspections upon request.

In 2017 the Fire Prevention Bureau performed 1,109 fire inspections of new and existing buildings in Mishawaka.

In addition, residents are encouraged to take part in the department's smoke detector giveaway and installation programs.

Fire Marshals give extinguisher demonstrations and emergency planning procedures upon request to businesses in the City. Participants use real extinguishers on mock up fires to prepare them for the real thing.

The department also participates in drive through flu clinics, C.P.R. classes, Triad pill drops, car seat installations and clinics throughout the year.

Costs Associated With Services

If annexed, the City of Mishawaka Fire Department is capable of providing a level of service for the area that is equal to the services currently provided for the City. Given the proximity of the proposed annexation area, the Fire Department does not require any additional funds than what have been allocated within the current city budget to provide these services. For general information purposes, a copy of the year 2019 budget has been included for reference.

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES - ***see salary ordinance 5642 for amendments***

			biweekly
Salaries and Wages			
411-01	Fire Chief	71,844.00	2,763.21
411-02	Assistant Chief		
	3 @ 66,304	198,912.00	2,550.13
	Battalion Chief		
	3 @ 64,853	194,559.00	2,494.31
	Captains 15 @ 61,721	925,815.00	2,373.87
	Lieutenants		
	15 @ 60,036	900,540.00	2,309.07
	Fire Inspectors		
	3 @ 60,036	180,108.00	2,309.07
	Driver Operator		
	30 @ 58,388	1,751,640.00	2,245.67
	1st Class Firefighter		
	34 @ 57,826	1,966,084.00	2,224.07
	Master Firefighters		
	11 @ 55,574	611,314.00	2,137.46
			6,800,816.00
	Civilian		
	Executive Secretary	34,561.00	1,329.24
			34,561.00
Other Personal Services			
411-12	Specialty Pay	234,050.00	
411-60	Overtime	600,000.00	
411-66	Uniform Allowance 115 @ 1250	143,750.00	
411-67	Pension Equalization	10,700.00	
			988,500.00
Employee Benefits			
413-01	Social Security	12,000.00	
413-02	Medicare	114,000.00	
413-03	PERF-14.2%	28,000.00	
413-05	Health Insurance	3,000,000.00	
413-06	Life/Disability Insurance	6,500.00	
413-08	Deferred Comp Match	67,000.00	
413-09	77 Pension 20.5%	1,363,250.00	
			4,590,750.00
			12,414,627.00

CITY OF MISHAWAKA
2019 BUDGET

FIRE/EMS DEPARTMENT
101-19

2 SUPPLIES			
Office Supplies			
421-90	Office Supplies	6,000.00	
Operating Supplies			
422-01	Operating Supplies	200,000.00	
422-03	Medical Supplies	125,000.00	
Other Supplies			
429-10	Public Education Training/ Seminar Supplies/Refreshments	6,000.00	
			337,000.00
3 OTHER SERVICES AND CHARGES			
Repairs and Maintenance			
436-01	Building/ Equipment Repair	100,000.00	
436-91	Laundry Maintenance	3,000.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	3,000.00	
			106,000.00
			12,857,627.00

PARKS AND RECREATION OPPORTUNITIES

Parks and Recreation

Mishawaka offers 28 public parks, each with its own unique natural attributes. For boating enthusiasts, there are four parks with boat launches into the St. Joseph River. East of the American Electric Dam by Capital Avenue, the river provides opportunities for water-skiers and sailors. Mishawaka parks also have an excellent swimming pool, splash pads, as well as accommodations for tennis and various field sports. Disc golf is another popular park sport. The City also contains the Eberhart-Petro 18 hole municipal golf course located along the St. Joseph River.

Some Mishawaka parks contain attractive areas for walking and picnicking, and nearly all have playground equipment and play field areas. Three parks, Shiojiri Niwa, Battell, and the Robert Beutter Riverfront Park, have attractive landscape and water amenities and are routinely the place for weddings, special events, and family pictures. The parks in Mishawaka range in size from 0.2 acres to 90 acres for the Eberhart-Petro Golf Course.

The responsibility for development of the parks and recreation system for the City rests with the Board of Parks and Recreation. The Board consists of four members and a member from the Board of School Trustees and a member from the Library Board.

Staff and Equipment

The park office staff consists of the Superintendent, Office Coordinator, and Community Center Director. There are 5 Park Divisions (Recreation, Special Events, Golf, Aquatics/Ice Rink, and Landscape). Four (4) have Division Directors and the Landscape Division is headed by the Landscape Manager.

The Mishawaka Parks Department provides budget support for its park maintenance through the Central Services Department, which manages all operations and maintenance staff and equipment for streets, parks, motor pool, and some electrical service vehicles.

Costs Associated With Services

All programs implemented through the Mishawaka Park and Recreation Department are available to all who wish to participate in them or rent the facilities. Listings of all park and recreation rates are available through the City of Mishawaka Park Department.

If annexed, the existing park system will continue to provide a level of service for the area that is equal to the services currently provided for the rest of the city. Resident services will begin immediately upon annexation.

For general information purposes, a copy of the year 2019 budget has been included for reference.

CITY OF MISHAWAKA
2019 BUDGET

PARK AND RECREATION
204-50

1 PERSONAL SERVICES

Salaries and Wages				biweekly
411-01	Department Head	66,784.00		2,568.60
411-02	Regular Employees	479,334.00		
	Group 1: 14 @20.04*2092	586,932.00	1,133,050.00	
411-03	Temporary/Summer Help	496,000.00	496,000.00	
	Directors	1,800.00		
	Reimburse CS Assts. 1.25	65,906.00		
	Reimburse MVH director 5%	3,129.00	70,835.00	
			1,699,885.00	
Other Services Personal				
411-60	Overtime	30,000.00		
411-63	Longevity	12,050.00		
411-64	FTO	15,000.00	57,050.00	
Employee Benefits				
413-01	Social Security	106,000.00		
413-02	Medicare	25,000.00		
413-03	PERF 14.2%	171,000.00		
413-04	Unemployment	5,000.00		
413-05	Employee Insurance Benefits	375,000.00		
413-06	Life Insurance	1,500.00		
413-08	Deferred Comp Match	11,000.00		
			694,500.00	
			2,451,435.00	

2 SUPPLIES

Office Supplies			
421-90	Office Supplies	5,000.00	
Operating Supplies			
422-02	Gas, Oil, Parts, etc.	73,000.00	
Other Supplies			
429-09	Merrifield Complex Supplies	25,000.00	
429-14	Maintenance Supplies	60,000.00	
429-15	Program Supplies	43,000.00	
429-16	Golf Course Concessions	40,000.00	
429-18	Athletic Event Supplies	20,000.00	
429-19	Battell Center Supplies	22,500.00	
429-20	Golf Course Supplies	35,000.00	
429-21	Other Concessions	5,000.00	
429-23	Merrifield/BC Concessions	20,000.00	
			348,500.00

PARK AND RECREATION
204-50

3 OTHER SERVICES AND CHARGES			
Professional Services			
431-09	Health Screenings/Vaccines	8,000.00	
Communication and Transportation			
432-02	Postage and Freight	2,000.00	
432-03	Travel and Training	3,000.00	
432-04	Telephone	7,000.00	
Printing and Advertising			
433-01	Printing/Newsletter etc.	10,000.00	
Insurance			
434-90	Insurance Premiums/Deductibles	120,000.00	
Utility Services			
435-01	MU/AEP Charges	370,000.00	
435-02	NIPSCO	30,000.00	
Repairs and Maintenance			
436-01	Equipment/Facility Repair	50,000.00	
436-90	Service Contracts	95,000.00	
Rentals			
437-05	Uniforms/Port-o-lets	11,500.00	
Other Services and Charges			
439-03	Subscription, Dues, etc.	1,400.00	
439-09	Miscellaneous/Charges	1,000.00	
439-18	Instructor Fees	20,500.00	
439-19	Official/Referee Fees	10,000.00	
439-21	Recreation Event/Entertainment	41,000.00	
439-93	Sales Tax	25,000.00	
			805,400.00
			3,605,335.00

CITY OF MISHAWAKA
2019 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

1 PERSONAL SERVICES				
Salaries and Wages				
411-03	Temporary Help	15,000.00		
			15,000.00	
2 SUPPLIES				
Other Supplies				
429-17	Landscaping/Chemical Supplies	60,000.00		
			60,000.00	
3 OTHER SERVICES AND CHARGES				
Professional Services				
431-06	Consulting	75,000.00		
Communication and Transportation				
432-04	Wilson Hill Phone and Internet	2,500.00		
Repairs and Maintenance				
436-01	Golf Cart Repair	5,000.00		
436-90	Animal Control	15,000.00		
	GPS Contract	28,200.00		
			125,700.00	
			200,700.00	

POLICE AND CRIME PREVENTION

The City of Mishawaka's Police Department provides residents with professional public protection and safety, helping keep the city's crime rate low. The officers are among the area's most well-trained, receiving the best training, using top-of-the-line equipment and offering personal service to Mishawaka residents.

Staffing

There are currently a total of 7 full time civilians within the Mishawaka Police Department, and are budgeted for 106 sworn officers. The Department has 23 officers on the day shift, 25 on the afternoon shift, and 23 on midnights, making for a total of 71 officers in the Uniform Division.

Because of a State Mandate, effective on January 1, 2015, the four dispatch centers in St. Joseph County (including the Mishawaka Public Safety Dispatch Center) were required to consolidate into two Dispatch Centers. The former Mishawaka Police Dispatchers are now employed by St. Joseph County; hence the reduction in civilian employees for the MPD.

There are also 9 officers in the Investigative Division and 6 officers assigned to special duty (special crimes, domestic violence, school resource, etc.)

All police officers in the State are required to successfully complete the basic program at the Indiana Law Enforcement Academy within the first year of employment. This is a 15-week program. Current ILEA standards require each Officer to complete 24 hours of service training per year. The Mishawaka Police Department averages 64 hours of training, compared with minimums of 24+ statewide.

Equipment

The Police Department has a take-home patrol car program. Currently, there are 103 take-home vehicles. Each car contains standard first aid equipment for immediate response. Each officer is also well equipped with standard equipment such as side-arms, shotguns, Tasers. and body armor. All officers have been provided with digital cameras for recording accident and crime scenes. In addition, 22 cars are equipped with video cameras to record events on patrol. The City provides for the continual maintenance, repair, and replacement of equipment. Standard equipment items such as cars and firearms are on a set replacement schedule for both reliability and performance.

Several years ago the City purchased a radar trailer, which detects a motorist's speed and flashes it on a screen, for $9,000. This equipment assists in controlling speed by making motorists aware of their current rate of travel. This equipment can also specifically be used in the annexation area.

The Police Department has three School Resource officers available with School City of Mishawaka. One officer is assigned to Mishawaka High School, one officer is assigned to John Young Middle School and one is assigned to the elementary schools. The cost of these officers is shared with School City.

The Community Relations Unit

The Community Relations Officers handle various public relationship events such as Neighborhood Watch meetings, MPD tours for boy scouts and schools, reading to kids, bike safety rodeos, and participating in Tri-Ad Senior Citizens Organization. The unit is partnered with Nixle.com (a California-based Internet messaging-service provider). This provider offers a standardized, secure, and certified communication platform for local police departments, municipalities, and their agencies to communicate important, neighborhood-level information to the residents of their communities. This has been a great success with improving how we get crime information and other important information out to the public.

The unit also handles neighborhood complaints, such as drug houses, speeding, neighbor disputes, and other "quality of life" issues.

Street Crimes Unit

The Street Crimes Unit was implemented in July of 2009. The goal of this Unit is to concentrate efforts in high crime areas of the city and work in conjunction with the Police Department's Investigative Division to identify criminals and solve crimes. So far, the SCU has worked very hard at their mission and has proven to be quite a success. Because of their determination and self-motivation, the Unit has taken several criminals, weapons and drugs off the streets and has seen crime decrease in the high crime neighborhoods.

Riverwalk Beat

A "Riverwalk beat" was implemented in 2015 and determined to very successful. Several methods of patrol have been utilized, including the Kawasaki mule, bicycles and motorcycle. The extra patrols have minimized reported vandalism that was seen in previous years. The renovation of Central Park has brought an increase of visitors to both the park and Riverwalk. The MPD continues its patrol efforts in the parks enhanced with the installation of a video camera surveillance system throughout the Riverwalk, Beutter and Central Park. Several emergency call boxes will also be installed, thus enhancing the safety of all Riverwalk users.

CAPS Program

The Citizens in Alliance with Police (CAPS) Program has much success in patrolling the Riverwalk and City parks and has expanded to two teams of volunteers that can be seen on the weekends.

Response Time and Crime Statistics

On average, the Mishawaka Police Department responds to critical incidents within three to five minutes. This is comparable to three to seven minutes in South Bend. South Bend has a modestly larger coverage area. Response times for the county were not available; however, with the St. Joseph County Police Department's much larger coverage area per officer, it is anticipated that the response time within the City of Mishawaka is significantly lower than in the county.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as rapes, robberies, assaults, thefts, auto thefts have dropped from 2016 to 2017. There was an increase in robberies from 2016 to 2017. Overall there was a 2% decrease in crime in 2017. Mishawaka had 2 homicides in 2016. In 2017 there were 3 homicides.

For general information purposes, a copy of the year 2019 budget has been included for reference. The budget itemizes the costs of providing services for the entire city.

Costs Associated with Services

If annexed, the City of Mishawaka Police Department is capable of providing a level of service for the area that is equal to the services currently provided within the City of Mishawaka. The Police Department does not require any additional funds than what has been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation.

CITY OF MISHAWAKA
2019 BUDGET

POLICE DEPARTMENT
101-20

1 PERSONAL SERVICES - ***see salary ordinance 5642 for amendments***

Salaries and Wages			biweekly
411-01	Police Chief	72,299.00	2,780.69
411-02	Assistant Chief		
	3 @66,758	200,274.00	2,567.58
	Captains		
	6 @ 61,121	366,726.00	2,350.80
	Lieutenants		
	14 @ 59,964	839,496.00	2,306.30
	Sergeants		
	20 @ 58,843	1,176,860.00	2,263.16
	1st Patrol Officer		
	46 @ 58,079	2,671,634.00	2,233.80
	2nd Patrol Officer		
	18 @ 56,029	1,008,522.00	2,154.95
			6,335,811.00
	Civilians		
	Executive Secretary	34,561.00	
	Administrative Secretary	34,273.00	
	Secretary 2 @ 33,818	67,636.00	
	Parking Personnel	33,818.00	
	Property Manager	37,994.00	
	Services Administrator	39,236.00	247,518.00
	Crossing Guards 21 @ 7,428	155,988.00	
411-03	Substitute Crossing Guard	2,000.00	
	Temporary Help/Part-time	20,000.00	177,988.00
Other Personal Services			
411-60	Overtime/ Court-time Officer-Non Officer	500,000.00	
411-66	Uniform Allowance		
	1 @ 600, 108 @ 2050	222,000.00	
411-02	Shift Differential 2nd @350 3rd @ 700	57,600.00	
411-66	Equipment Allowance	30,000.00	
			809,600.00
Employee Benefits			
413-01	Social Security	29,000.00	
413-02	Medicare	113,890.00	
413-03	PERF 14.2%	35,148.00	
413-05	Health Insurance	2,650,000.00	
413-06	Life Insurance	6,250.00	
413-07	Deferred Comp Benefit	65,000.00	
413-10	77 Pension 19.5%	1,195,000.00	
			2,899,288.00
			10,470,205.00

CITY OF MISHAWAKA
2019 BUDGET

POLICE DEPARTMENT
101-20

2 SUPPLIES			
Operating Supplies			
422-01	Operating Supplies	35,000.00	
Other Supplies			
429-11	Seminars/ Community Relations	1,000.00	
			36,000.00
3 OTHER SERVICES AND CHARGES			
Communication and Transportation			
432-03	Travel and Training	2,000.00	
Printing and Advertising			
433-01	Printing	1,800.00	
Repairs and Maintenance			
436-01	Building Repair/ Maintenance Service Contracts	90,000.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	3,000.00	
439-11	Special Expense	13,000.00	
439-12	Canine Expenses	3,000.00	
439-16	Crime Stoppers Program	5,000.00	
			117,800.00
			10,624,005.00

STREET DEPARTMENT

The Mishawaka Street Department, with its large staff and several trucks and multiple pieces of equipment, constantly maintains the City's streets and is prompt at answering to emergencies.

Staffing

The Mishawaka Street Department, headed by the Street Commissioner, has 32 union employees, two clerical personnel and two assistant street commissioners. The telephone is staffed 24 hours a day, and one manager is on call at all times, so that most emergencies can be handled in less than one hour.

Equipment

The Department uses 3 tandem axle and 11 single-axle trucks for the majority of the City's snow plowing. The Department also has 12 4-wheel drive trucks used for plowing smaller streets.

If the need arises during a winter storm, the Department also can call upon the Utilities and Parks departments to help supplement the snow removal efforts.

Along with the three loaders, two graders and the help of the manpower and equipment from other departments, the City can put a total of seven loaders, five backhoes and four additional trucks on the road to help remove snow. St. Joseph County does not have as many resources and has a larger area to plow; therefore, it takes the county longer to clear their roads.

Services

The City's leaf pick-up program is completed on a weekly basis every fall, compared with the County's leaf pick-up program, which is done by quadrants.

The City also has an aggressive street sweeping schedule, with all streets swept every 10 days. The County does little street sweeping.

Also, in the event of a wind storm that blows trees into streets, the City can have the street reopened, in most cases, in less than an hour. The county can take six to eight hours, as evidenced by calls from residents on streets just outside the City's boundaries.

Costs Associated with Services

If annexed, the City of Mishawaka Street Department is capable of providing a level of service for the area that is equal to the services currently provided for similar geographic areas within the City of Mishawaka. Given the proximity of the proposed annexation area, bordered to the south by the existing City limits, the Street Department does not require any additional funds than what have been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation. Services will begin within one year of the date of annexation as required by law.

For general information purposes, a copy of the year 2019 budget has been included for reference.

CITY OF MISHAWAKA
2019 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES				
Salaries and Wages				biweekly
411-02	Assistant 4 @52,725	210,900.00		1,978.94
	Fleet Maintenance Technician			
	6 @ 21.10*2092	264,834.00		
	Group 1: 4 @ 20.04*2092	167,724.00		
	PT maintenance 1040 hrs @ 11.00	11,440.00		
	Reimburse MVH Director-62,566*5%	3,128.00		
				658,026.00
Other Services Personal				
411-60	Overtime	15,000.00		
411-63	Longevity	6,595.00		
				21,595.00
				679,621.00
2 SUPPLIES				
Office Supplies				
421-90	Office Supplies	2,000.00		
Operating Supplies				
422-02	Gas, Oil, etc.	800,000.00		
422-05	Equipment/ Vehicle/Maint Supplies	110,000.00		
Other Supplies				
429-08	Uniform/ Supplies	5,750.00		
				917,750.00
3 OTHER SERVICES AND CHARGES				
Professional Services				
431-09	Health Screenings/ Vaccines	1,000.00		
Communication and Transportation				
432-03	Travel and Training	1,000.00		
Repairs and Maintenance				
436-01	Building Repair / Equipment/Maint	70,000.00		
Rentals				
437-05	Uniforms	5,000.00		
Other Services and Charges				
439-09	Miscellaneous Charges	1,500.00		
				78,500.00
				1,675,871.00

CITY OF MISHAWAKA
2019 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1 PERSONAL SERVICES				
Salaries and Wages				biweekly
411-01	Street Commissioner	62,566.00		2,406.35
411-02	Office Administrator	34,777.00		1,337.56
	Office Manager	34,273.00		1,318.16
	Group 1: 32 @ 20.04*2092	1,341,792.00		
	CS reimburse-52,725* 1.55 for assts.	81,724.00		
			1,555,132.00	
Other Services Personal				
411-60	Overtime	80,000.00		
411-63	Longevity	18,300.00		
411-64	FTO (Flexible Time Off) Plan	8,000.00		
			106,300.00	
Employee Benefits				
413-01	Social Security	98,000.00		
413-02	Medicare	23,000.00		
413-03	PERF 14.2%	224,000.00		
413-04	Unemployment	5,000.00		
413-05	Employee Ins Benefits	640,000.00		
413-06	Life Insurance	2,250.00		
413-07	Deferred Comp Benefit	14,000.00		
			1,006,250.00	
			2,667,682.00	
2 SUPPLIES				
Office Supplies				
421-90	Office Supplies	1,500.00		
Operating Supplies				
422-02	Gas, Oil, etc.	100,000.00		
Repair and Maintenance Supplies				
423-03	Equipment/ Parts, Supplies	175,000.00		
Other Supplies				
429-08	Uniform Supplies	7,000.00		
429-13	Traffic Supplies	35,000.00		

MOTOR VEHICLE HIGHWAY 201-50			318,500.00
3 OTHER SERVICE AND CHARGES			
Professional Services			
431-09	Health Screenings/ Vaccines	5,000.00	
Communication and Transportation			
432-03	Travel and Training	3,000.00	
432-04	Telephone/ Paging	7,500.00	
Printing and Advertising			
433-02	Publications	500.00	
Insurance			
434-90	Insurance Premiums/Deductibles	175,000.00	
Utility Service			
435-01	MU Charges	165,000.00	
435-02	NIPSCO	70,000.00	
Repairs and Maintenance			
436-01	Building/ Equipment Repair	200,000.00	
Rentals			
437-05	Uniforms	8,000.00	
Other Services and Charges			
439-09	Miscellaneous Charges	3,000.00	
			637,000.00
4 CAPITAL OUTLAYS			
Improvements Other than Buildings			
442-01	Street Repair Community Crossings Grant match	300,000.00	
			300,000.00
			3,923,182.00

CITY OF MISHAWAKA
2019 BUDGET

LOCAL ROAD AND STREET
202-50

4 CAPITAL OUTLAYS

Improvements other than Buildings

442-01	Street Repair/Summer Program	733,000.00	
			733,000.00

LOIT SPECIAL DISTRIBUTION
257-50

3 OTHER SERVICES AND CHARGES

Professional Services

431-06	Consulting	5,977.00	
			5,977.00

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is $13.86. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of $11.09 per month is provided for senior citizens.

Similar to the county and other municipalities, trash removal services are not offered to multiple family developments, commercial, or industrial businesses. The waste stream generated from these uses varies widely and usually require private dumpsters. These uses are required to contract for services through private trash contractors. Given that portion of the proposed annexation is an industrial facility; waste disposal will be the responsibility of the property owner with no involvement from the City.

Leaf pick-up and the Organic Center

The leaf pick-up and Christmas tree pick-up programs are done through the City's Street Department. The Organic Center offers recycling for residents of Mishawaka only. Brush, grass and leaves may be brought in, by residents at no charge.

WASTEWATER

Services

Services are provided by the Mishawaka Wastewater Division 24-hours a day. There are at least two operators staffing the facility at all times. Additionally, maintenance technicians can be called in during off-hours to respond to emergencies. The thirty remote sewage lift stations are continuously monitored by radio telemetry.

Facilities

Mishawaka's wastewater treatment plant is a Class IV facility that was recently expanded to provide an average design capacity of 20 million gallons per day (MGD). The peak design capacity is 42 MGD. The plant is designed to operate in the conventional activated sludge mode. Single stage nitrification is achieved in the activated sludge process to convert ammonia to nitrate. Phosphorus is removed both biologically and by chemical precipitation using ferrous chloride. Solids generated in the treatment process are anaerobically digested and mechanically dewatered. These biosolids are land applied on area farm fields for soil conditioning and fertilizing. The treated effluent from the facility is disinfected with sodium hypochlorite, then treated with sodium bisulfite to remove any chlorine residual. The dechlorinated effluent is aerated to add dissolved oxygen.

For the year 2017, an average flow of 10.33 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff

Twenty six people staff the wastewater utility. There are 5 managers/supervisors, 4 chemists, 9 operators, 6 maintenance technicians, 1 biosolids technician, and 1 pretreatment technician. At least two operators are on duty at all times.

Support Personnel

The Wastewater Division relies on the Mishawaka Utilities Business Office for support functions such as billing, budget tracking, and customer service. The City's Engineering Division works closely with the Wastewater Division on plan reviews for sewer and lift station additions. Consulting engineering firms are used to design improvements and for comprehensive studies.

Past and Planned Capital Improvements

A $42 million upgrade was completed in mid 2008 for the wastewater utility. This upgrade was necessary to provide capacity for service area growth and to address the CSO requirements established in Mishawaka's NPDES permit and CSO control regulations. The upgrade increased both the dry weather flow capacity and the plant's capability to treat wet weather flows. Construction began in November 2005 and was substantially complete in June 2008.

The capital improvements increased the wastewater treatment plant's capacity from 12 MGD to 20 MGD. The hydraulic peak capacity increased from 24 MGD to 42 MGD. The scope of the wastewater treatment plant improvements include the following elements:

- Parallel 60-inch interceptor sewer from CSO 009 to treatment plant
- Influent Pump Station Expansion
- Additional Fine Screen
- New Grit Separation and Washing Equipment
- New Scum Concentrating Equipment
- Addition of Two New Grit Removal Tanks
- Addition of Two New Primary Clarifiers
- Addition of Two New Aeration Tanks
- Addition of Two New Final Clarifiers
- Addition of Chlorine Contact Tank
- Conversion From Gaseous Chlorine and Sulfur Dioxide to Liquid Sodium Hypochlorite and Sodium Bisulfite Disinfection
- Rehabilitation of Ferrous Chloride Storage and Feed System
- Addition of two WAS Gravity Belt Thickener

- Addition of a second belt filter press for biosolids dewatering
- New Anaerobic Digester and Rehabilitation of Existing Digesters Including New Covers
- Modifications to the Plant Electrical Feed
- Installation of a high efficiency turbo aeration blower
- New Process Air Blower Equipment
- Administration Building Modifications
- Expansion of Maintenance Facilities
- Site Landscaping

In 2013, the Carriage Lane and Winding Brook lift stations were replaced and stand-by emergency generators were added. The Southampton lift station was upgraded to include a stand-by emergency generator as well.

In 2017, the Oakland St. lift station was replaced.

In 2018, the west side final clarifier troughs were replaced. Also, design has begun on miscellaneous plant improvements to include replacement of the manual bar screen with a new automated fine screen, improvements to the hypochlorite disinfection system, improvements to CSO 009, and replacement of the existing air monitoring systems in the Headworks and Digester Control Buildings. Also, design has begun on the replacement of the Home St. lift station to be constructed in 2019.

Future capital improvements focusing on the Combined Sewer Overflow Long Term Control Plan will consist mainly of sewer system improvements to convey greater volumes of wet weather flow to the Wastewater Plant for treatment as well as sewer separation.

Statistical Information

Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2017 the average removals and effluent concentrations were as follows:

	Percent Removal	Effluent Concentration mg/l
CBOD	98%	<2.0
Total Suspended Solids	98%	<2.6
Phosphorus	83%	0.56
Ammonia Nitrogen	97%	<0.8

During 2017 there were 2 exceedances of NPDES permit effluent mercury limitations. The permit limit for mercury is 3.2 parts per trillion as an annual average over the most recent (rolling) 12 month period. This is a very low limit and treatment plants are not designed specifically for mercury removal. A part per trillion is the equivalent of one inch in sixteen million miles. Compliance with this limit is dependent on controlling discharges of mercury at their source. The Utility is developing a Mercury Minimization Plan to address source control of mercury discharges.

Costs Associated with Services

Mishawaka Utilities Wastewater Division is predominately supported through revenue generated by the rates charged to customers. 2005 was the first full year of construction of the Wastewater Treatment Plant Upgrade and Expansion. The project was completed in June of 2008. The City financed $41.9 million for the plant improvements through a low interest State Revolving Fund Program loan, which will save considerable interest expense throughout the twenty year life of the loan. The expansion serves the dual purpose of providing capacity for continued growth in the community and cut annual combined sewer overflow (CSO) volume in-half. Because a portion of the expanded capacity will serve growth in the Northwest TIF area, TIF funding has been pledged to the Wastewater Division to assist in funding debt service payments. An annual TIF distribution of $3.36 million reduces the rate increases necessary to fund the expansion's bond payments.

Residents of St. Joseph County who have access to city sanitary sewer pay the same sewer rate provided to residents of the city. However, Wastewater Utility customers whose premises are served by the utility and are located within the City limits shall receive a credit applied towards their monthly sewer bill in recognition of the portion of the principal and interest on Wastewater Utility bonds paid by the City from TIF revenues. City sewer facilities are available to the proposed annexation area and will have no impact on the level of service provided by the city. Mishawaka Utilities currently provides a level of service for the area that is equal to the rest of the City. No additional Wastewater Division capital expenditures are required in association with this proposed annexation.

WATER SERVICE

Water Utilities

The Mishawaka Utilities Water Division is a medium-sized public water utility that serves a population and area larger than just the City of Mishawaka. The combined well fields average about 7 million gallons pumped each day, with a peak daily rate of 25 mgd and a maximum capacity of 32 mgd. The water is treated with chlorine, fluoride and phosphate and is regularly and comprehensively tested in accordance with state and federal regulations. The city public water supply consistently exceeds the strict standards set forth by the United States Environmental Protection Agency and the Indiana Department of Environmental Management.

Serving the Proposed Annexation Area

There is a 12" water main fronting the proposed area on Cleveland Road to the north, and a 16" water main on the south side of the property on Fir Road. A water main extension or tap would need to be done to extend water to the property.

The costs associated with the extension of water service to the individual property, including tap fees, are paid by developer's/property owners, and are not paid by Mishawaka Utilities. For existing properties with wells, a 1-inch copper service line is typically provided to the property line for future connection. Similar to other areas of the city, the customer would be required to pay for the tap in order to use the service. The property owner also would be responsible to run the service from the property line to any future proposed development and install a meter setter in accordance with Water Division standards.

Staff and Services

The Mishawaka Utilities Water Division has a 24-hour emergency answering service line, which calls the supervisor on duty on a cellular telephone. Crews generally report on site within an hour of an emergency. On average, service outages only last about three hours.

There are a total of twenty-nine (29) employees in the Water Division consisting of twenty (20) union employees and nine (9) salaried personnel. An additional administrative staff of four (4) people and an office staff of twenty-three (23) carries out all billing and clerical work for both the electric and water divisions.

The Water Division has twenty-seven (27) vehicles and eight (8) large specialized pieces of equipment to serve the area.

Services to Residents

The Mishawaka Utilities Water Division provides three programs to replace lead services within the City's water system.

1. The Division replaces any lead service that is in need of repair.
2. The Division replaces any lead service to a current customer when the customer replaces the line from the street shut-off to the house.
3. The Division replaces any lead service that is not currently in use by a customer at a reduced cost to customer when a new structure is built.

The Division has no benefits geared strictly toward senior citizens, but it does accept money from the Project Safe program, provided by Real Services. Real Services provides state funds to pay utility bills of low-income families that fall within a certain income range. The low-income families must fill out an application, at the Real Services office, to become eligible for this benefit.

Costs Associated with Services

Mishawaka Utilities Water Division is not supported by tax dollars, but rather through revenue generated by the sales of water to its consumers. All costs associated with providing water service are rate generated. No tax dollars are used to provide this service. If annexed, Mishawaka Utilities is capable of providing a level of service for the area that is equal to the services currently provided within the City.

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST 476 FEET; THENCE SOUTH 313.2 FEET TO THE CENTER OF FIR ROAD; THENCE NORTHEAST WITH THE CENTER OF FIR ROAD 576.4 FEET TO THE PLACE OF BEGINNING. ALSO, ALL THAT PORTION OF THE RIGHT-OF-WAY FOR FIR ROAD AND CLEVELAND ROAD LYING ADJACENT TO SAID DESCRIBED PARCEL.

COMMON ADDRESS: 53013 FIR ROAD, GRANGER, IN 46530 AND THE ADJACENT RIGHT-OF-WAY TO INCLUDE APPROXIMATELY 3.2 ACRES

TAB D - APPENDICES

RESOLUTION NO. 2019-04

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

53013 Fir Road, Granger, IN 46530 and the adjacent Cleveland Road and Fir Road right-of-way to include approximately 3.2 acres

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of City Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of City Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FIR ROAD 180 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 27; THENCE WEST 476 FEET; THENCE SOUTH 313.2 FEET TO THE CENTER OF FIR ROAD; THENCE NORTHEAST WITH THE CENTER OF FIR ROAD 576.4 FEET TO THE PLACE OF BEGINNING. ALSO, ALL THAT PORTION OF THE RIGHT-OF-WAY FOR FIR ROAD AND CLEVELAND ROAD LYING ADJACENT TO SAID DESCRIBED PARCEL.

COMMON ADDRESS: 53013 FIR ROAD, GRANGER, IN 46530

Section II. Following the review of documents prepared by the Department of City Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day

of ________________, 2019, at __________ o'clock __.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _______ day of ________________

2019, at _________o'clock __.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this ________ day of _________________ 2019, at

__________ o'clock ___.M.

____
David A. Wood, Mayor

PETITION #18-31

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. __

ORDINANCE NO. ____________

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East in St. Joseph County, Indiana, described as follows: Beginning at a point in the center of Fir Road 180 feet west of the Northeast corner of said Section 27; thence West 476 feet; thence South 313.2 feet to the center of Fir Road; thence Northeast with the center of Fir Road 576.4 feet to the place of beginning. Also, all that portion of the right-of-way for Fir Road and Cleveland Road lying adjacent to said described parcel.

COMMON ADDRESS: 53013 Fir Road, Granger, IN 46530 and the adjacent right-of-way to include approximately 3.2 acres

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-6 Linear Office Commercial District.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions - The subject parcel is located along low to moderately travelled sections of Cleveland Road and Fir Road. Traffic volumes on these roadways are expected to increase due to commercial and residential development in the northwest part of the City. Cleveland Road does not currently serve as a major east-west corridor. However, Fir Road now serves as the primary gateway into the City from the Toll Road due the completion of Beacon Parkway to the north. Adjacent land uses include single-family residential properties and a medical office building to the north, a commercial property to the west occupied by a medical office, and agricultural property to the southeast.

2. Character of Buildings in Area - The character of buildings and land uses located along the Cleveland Road corridor between State Road 23 and Fir Road and along the Fir Road corridor between Beacon Parkway and University Drive vary greatly. Buildings and uses include low-density single family residential homes, an assisted living/memory care facility, an independent living senior facility, a residential apartment complex, a church, medical office buildings, and agricultural land.

3. The most desirable/highest and best use – With the recent completion of Beacon Parkway to the north, commercial and multi-family residential development along Fir Road, and to a lesser extent along Cleveland Road, is expected to increase. Therefore, the most desirable use for the property is either commercial or multi-family residential reflecting the changing land use patterns in the area.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area. The proposed commercial use is compatible with the adjacent single-family residential and medical office uses.

5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed commercial use is reasonably consistent with adjacent and changing land uses along the Cleveland and Fir Road corridors.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day of __________________, 2019, at _______ o'clock ____.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ______ day of _________________, 2019, at ______ o'clock _____.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of ________________, 2019, at _____ _______o'clock _______.M.

____
David A. Wood, Mayor

1. Appendix "C"

Tab Rate Chart for the year 2017 payable 2018

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2017 payable 2018, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2018.
Second installment will be delinquent after November 12, 2018. Michael J. Hamann, Auditor of St. Joseph County.

Fund	Fund Name	71 001 Centre Township	71 002 South Bend - Centre	71 003 Clay Township	71 004 South Bend - Clay	71 005 Mishawaka - Clay	71 006 Indian Village	71 007 Roseland	71 008 German Township	71 009 South Bend - German	71 010 Greene Township	71 011 Harris Township	71 014 Lincoln Township	71 015 Walkerton	71 016 Madison Township
101	County General	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610
124	Cumulative Reassessment	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117
180	Debt Service	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111
188	Bond & Int/ Debt Serv Ex CB	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
702	Highway														
706	LR & S														
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183
801	Health	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182
822	Medical Center														
1301	Park & Recreation	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239
2391	Cumulative Capital Development	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183
711	Total COUNTY	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908
61	Township Rainy Day														
101	Township General Fund			0.0260	0.0260	0.0260	0.0260	0.0260				0.0095	0.0675	0.0675	0.0122
113	Nonreverting														
601	Twp Community Bldg										0.0069				
840	Twp Poor Relief/Twp Assistance			0.0059	0.0059	0.0059	0.0059	0.0059	0.0075	0.0075	0.0013	0.0004			
885	Twp Poor Relief Debt														
1101	Twp EMS Fund														
1111	Twp Fire										0.1504				0.0765
1181	Twp Fire Bldg Debt Fund														
1182	Twp Fire Equipment Debt														
1187	Twp Emerg Fire Loan														
1190	Twp Cum Fire														0.0069
1312	Twp Recreation								0.0055	0.0055					
1481	Twp Fire Bldg Debt Ex CB														
1482	Twp Fire Equip Debt Ex CB														
8604	Twp Fire Territory General	0.4561		0.3043			0.3043	0.3043	0.3043			0.3043			
8692	Twp Fire Terrority Equip Repla	0.0301		0.0292			0.0292	0.0292	0.0292			0.0292			
712	Total TOWNSHIP	0.4862	0.0000	0.3654	0.0319	0.0319	0.3654	0.3654	0.3465	0.0130	0.1586	0.3434	0.0675	0.0675	0.0956
0	City Bond/Debt														
61	City/Town Rainy Day														
101	City General		2.8267		2.8267	1.7003		0.3575		2.8267				1.1723	
180	City Debt Service														
181	City/Town Debt Payment														
182	City/Town Bond #2													0.1995	
188	City Debt Serv Ex CB														
280	BOND-GEN SINKIN														
341	City Fire Pension														
342	City Police Pension														
381	City Debt Payment Ex CB														
706	City/Town LR & S														
708	City MVH					0.0701		0.1028						0.0297	
720	City/Town Major Moves Spc														
1101	City Ambulance/EMS														
1191	City Cum Fire Special														
1301	City Park & Rec		0.6651		0.6651	0.1982				0.6651				0.1959	
1303	City/Town Park							0.1029							
1380	Park Bond		0.0293		0.0293					0.0293				0.0325	
1386	City Park Bond Exempt CB														
2120	City Cemetary														
2379	City/Town CCI														
2391	City Cum Cap Development		0.0303		0.0303	0.0484		0.0126		0.0303				0.0473	
6290	City Cum Sewer					0.0346									
8604	City Town Fire Territory Gen												0.3631	0.3631	
8692	City Town Fire Terr Eqp Replac												0.0331	0.0331	
713	Total CITY/TOWN	0.0000	3.5514	0.0000	3.5514	2.0516	0.0000	0.5758	0.0000	3.5514	0.0000	0.0000	0.3962	2.0734	0.0000
22	Referendum-Exempt Operating														
61	School Rainy Day														
101	School General														
180	School Debt Service	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.2401	0.1100	0.1100	0.2401
186	School Retirement/Pension Debt														
188	School Debt Service Exempt CB	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.1043	0.3260	0.3260	0.1043
189	School Pension Debt Ex CB	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0281	0.0217	0.0217	0.0281
287	Referendum Debt-Exempt Capital														
608	School Historic Society	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050			0.0050
1214	School Capital Projects	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.2583	0.2746	0.2746	0.2583
2016	School Art Institue	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050			0.0050
2083	2013 STATE LOAN														
6301	School Transportation Fund	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.2463	0.1886	0.1886	0.2463
6302	School Bus Replacement	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0205	0.0458	0.0458	0.0205
714	Total SCHOOL	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	0.9076	0.9667	0.9667	0.9076
0	Library Debt														
61	Rainy Day														
101	Library General	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.1353	0.0862	0.0862	
180	Library Debt Service												0.0931	0.0931	
188	Library Debt Serv Exempt CB	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0276			
286	Library Lease/Rent Exempt CB														
382	Library Debt #2 Exempt CB														
1220	Library Capital Project														
2011	Library LIRF														
2301	Library Construction														
715	Total LIBRARY	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.1629	0.1793	0.1793	0.0000
8001	So Bend Transpo		0.1174		0.1174	0.1174				0.1174					
8090	So Bend Transpo Spec Tran Cum														
8101	Airport Authority General	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314
8180	Airport Sp Airport Debt	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210
8181	Airport Auth Bond Ex CB														
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Ma														
8485	SB Redevel Bond #1 Ex CB		0.0178		0.0178					0.0178					
716	Total SPECIAL UNIT	0.0555	0.1907	0.0555	0.1907	0.1729	0.0555	0.0555	0.0555	0.1907	0.0555	0.0555	0.0555	0.0555	0.0555
	Total Tax Rates (Less Convervancy)	2.7319	5.9323	2.6111	5.9542	4.4466	2.6111	3.1869	2.5922	5.9453	2.4043	2.1602	2.3560	4.0332	1.7495

Property Tax System 03/20/2018 11:43 AM by kgregori

1. Harris Township Tax Rates - Prior to Annexation

2.

Tab Rate Chart for the year 2017 payable 2018 Tab Rate Chart for the year 2017 payable 2018
Notice is hereby given that the Tax Duplicates fcNotice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2017 payable 2018, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation oThe following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2018.
Second installment will be delinquent after NovSecond installment will be delinquent after November 12, 2018. Michael J. Hamann, Auditor of St. Joseph County.

Fund	Fund Name	71 017 Olive Township	71 018 New Carlisle	71 022 Mishawaka - Phm Scho	71 023 Mishawaka-Penn	71 025 Portage Township	71 026 South Bend - Portage	71 027 Union Township	71 028 Lakeville	71 029 Warren Township	71 030 Osceola	71 031 Penn Township	71 032 Penn Township - Mish	71 033 South Bend - Penn	71 034 Liberty Township	71 035 North Liberty	71 036 Mishawaka - Harris	71 037 South Bend Warren
101	County General	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610
124	Cumulative Reassessment	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117
180	Debt Service	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111
188	Bond & Int/ Debt Serv Ex CB	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
707	Highway																	
706	LR & S																	
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183
801	Health	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182
822	Medical Center																	
1301	Park & Recreation	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239
2391	Cumulative Capital Development	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183
711	Total COUNTY	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908
61	Townsh'p Rainy Day																	
101	Townsh'p General Fund	0.0179	0.0179	0.0144	0.0144	0.0159	0.0159	0.0951	0.0951	0.0408	0.0144	0.0144	0.0144	0.0144	0.0786	0.0786	0.0095	0.0408
113	Nonreverting																	
601	Twp Community Bldg																	
840	Twp Poor Relief/Twp Assistance	0.0051	0.0051	0.0205	0.0205	0.0368	0.0368				0.0205	0.0205	0.0205	0.0205			0.0004	
885	Twp Poor Relief Debt																	
1101	Twp EMS Fund	0.0474																
1111	Twp Fire	0.0600								0.3055		0.2558	0.2558		0.0810	0.0810		
1181	Twp Fire Bldg Debt Fund														0.0578	0.0578		
1182	Twp Fire Equipment Debt																	
1187	Twp Emerg Fire Loan																	
1190	Twp Cum Fire	0.0137								0.0297		0.0296	0.0296		0.0229	0.0229		
1312	Twp Recreation	0.0011	0.0011															
1481	Twp Fire Bldg Debt Ex CB																	
1482	Twp Fire Equip Debt Ex CB																	
8604	Twp Fire Territory General					0.4561		0.1111	0.1111									
8692	Twp Fire Terrority Equip Repla					0.0301		0.0314	0.0314									
712	Total TOWNSHIP	0.1452	0.0241	0.0349	0.0349	0.5389	0.0527	0.2376	0.2376	0.3760	0.0349	0.3203	0.3203	0.0349	0.2403	0.2403	0.0099	0.0408
0	City Bond/Debt																	
61	City/Town Rainy Day																	
101	City General		1.0179	1.7003	1.7003		2.8267		0.7820		0.3070			2.8267		1.1084	1.7003	2.8267
180	City Debt Service		0.0940															
181	City/Town Debt Payment																	
182	City/Town Bond #2																	
188	City Debt Serv Ex CB																	
280	BOND-GEN SINKIN																	
341	City Fire Pension																	
342	City Police Pension																	
381	City Debt Payment Ex CB																	
706	City/Town LR & S																	
708	City MVH		0.1901	0.0701	0.0701				0.2545		0.0375						0.0701	
720	City/Town Major Moves Spc																	
1101	City Ambulance/EMS																	
1191	City Cum Fire Special		0.0116															
1301	City Park & Rec			0.1982	0.1982		0.6651							0.6651			0.1982	0.6651
1303	City/Town Park															0.2392		
1380	Park Bond						0.0293							0.0293				0.0293
1386	City Park Bond Exempt CB																	
2120	City Cemetary		0.0422															
2379	City/Town CCI																	
2391	City Cum Cap Development		0.0487	0.0484	0.0484		0.0303		0.0445		0.0434			0.0303		0.0393	0.0484	0.0303
6250	City Cum Sewer			0.0346	0.0346												0.0346	
8604	City Town Fire Territory Gen																	
8692	City Town Fire Terr Eqp Replac																	
713	Total CITY/TOWN	0.0000	1.4045	2.0516	2.0516	0.0000	3.5514	0.0000	1.0810	0.0000	0.3879	0.0000	0.0000	3.5514	0.0000	1.3869	2.0516	3.5514
22	Referendum-Exempt Operating				0.2434								0.2434					
61	School Rainy Day																	
101	School General																	
180	School Debt Service	0.0725	0.0725	0.2401	0.0799	0.0210	0.0210	0.2843	0.2843	0.0210	0.2401	0.2401	0.0799	0.2401	0.1100	0.1100	0.2401	0.0210
186	School Retirement/Pension Debt																	
188	School Debt Service Exempt CB	0.4480	0.4480	0.1043	0.8182	0.3628	0.3628			0.3628	0.1043	0.1043	0.8182	0.1043	0.3260	0.3260	0.1043	0.3628
189	School Pension Debt Ex CB	0.0106	0.0106	0.0281		0.0744	0.0744			0.0744	0.0281	0.0281		0.0281	0.0217	0.0717	0.0281	0.0744
287	Referendum Debt-Exempt Capital	0.0759	0.0759		0.0952								0.0952					
608	School Historic Society			0.0050	0.0050	0.0050	0.0050			0.0050	0.0050	0.0050	0.0050	0.0050			0.0050	0.0050
1214	School Capital Projects	0.3065	0.3065	0.2583	0.3447	0.3073	0.3073	0.1641	0.1641	0.3073	0.2583	0.2583	0.3447	0.2583	0.2746	0.2746	0.2583	0.3073
2016	School Art Institive			0.0050		0.0050	0.0050			0.0050	0.0050	0.0050		0.0050			0.0050	0.0050
2083	2013 STATE LOAN																	
6301	School Transportation Fund	0.2344	0.2344	0.2463	0.0854	0.3686	0.3686	0.2619	0.2619	0.3686	0.2463	0.2463	0.0854	0.2463	0.1886	0.1886	0.2463	0.3686
6302	School Bus Replacement	0.0483	0.0483	0.0205	0.0142	0.0244	0.0244	0.0256	0.0256	0.0244	0.0205	0.0205	0.0142	0.0205	0.0458	0.0458	0.0205	0.0244
714	Total SCHOOL	1.1962	1.1962	0.9076	1.6860	1.1685	1.1685	0.7359	0.7359	1.1685	0.9076	0.9076	1.6860	0.9076	0.9667	0.9667	0.9076	1.1685
0	Library Debt																	
61	Rainy Day																	
101	Library General	0.2410	0.2410	0.1353	0.1353	0.3038	0.3038	0.3038	0.3038	0.3038	0.1353	0.1353	0.1353	0.1353	0.3038	0.3038	0.1353	0.3038
180	Library Debt Service																	
188	Library Debt Serv Exempt CB			0.0276	0.0276	0.0271	0.0271	0.0271	0.0271	0.0271	0.0276	0.0276	0.0276	0.0276	0.0271	0.0271	0.0276	0.0271
286	Library Lease/Rent Exempt CB	0.1317	0.1317															
382	Library Debt #2 Exempt CB																	
1720	Library Capital Project																	
2011	Library LIRF																	
2301	Library Construction																	
715	Total LIBRARY	0.3727	0.3727	0.1629	0.1629	0.3309	0.3309	0.3309	0.3309	0.3309	0.1629	0.1629	0.1629	0.1629	0.3309	0.3309	0.1629	0.3309
8001	So Bend Transpo			0.1174	0.1174		0.1174							0.1174			0.1174	0.1174
8090	So Bend Transpo Spec Tran Cum																	
8101	Airport Authority General	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314
8180	Airport Sp Airport Debt	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210
8181	Airport Auth Bond Ex CB																	
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Ma																	
8485	SB Redevel Bond #1 Ex CB						0.0178							0.0178				0.0178
716	Total SPECIAL UNIT	0.0555	0.0555	0.1729	0.1729	0.0555	0.1907	0.0555	0.0555	0.0555	0.0555	0.0555	0.0555	0.1907	0.0555	0.0555	0.1729	0.1907
	Total Tax Rates (Less Convervancy)	2.4604	3.7438	4.0207	4.7991	2.7846	5.9850	2.0507	3.1317	2.6217	2.2396	2.1371	2.9155	5.5383	2.2842	3.6711	3.9957	5.9731

Property Tax System Property Tax System 03/20/2018 11:43 AM by kgregori

2. Mishawaka - Harris Township Tax Rates - Post Annexation

St. Joseph County
Submitted to the State on Friday, February 26, 2016
Report printed on Thursday, April 26, 2018
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: JAIL BUILDING CORPORATION
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number: 790613
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 7/15/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wastewater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): ST. JOSEPH COUNTY JAIL BUILDING CORPORATION
Does this debt refinance or refund any previously outstanding debt? Yes

Purpose/Cost

Purpose of Debt: Jail Construction
Total Project Cost: $11,401,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
12/31/2015	$1,730,000			$1,730,000			$1,000	$1,730,000		
6/30/2016	$1,610,000			$1,610,000			$1,000	$1,610,000		
12/31/2016	$1,614,000			$1,614,000			$1,000	$1,614,000		
6/30/2017	$1,615,000			$1,615,000			$1,000	$1,615,000		
12/31/2017	$1,610,000			$1,610,000			$1,000	$1,610,000		
6/30/2018	$1,614,000			$1,614,000			$1,000	$1,614,000		
12/31/2018	$1,608,000			$1,608,000			$1,000	$1,608,000		
Total	**$11,401,000**			**$11,401,000**			**$7,000**	**$11,401,000**		

Notes

St. Joseph County
Submitted to the State on
Report printed on Thursday, April 26, 2018
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Mental Health Revenue Refunding Bonds, Series 2012 (Limited Tax)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062V
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 5-1-5 and 36-2-6-18
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County, Indiana
Current Debt Limit: $53,332,514.00
Current Debt Capacity (after issuance of this debt): $41,332,514.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale: 9/13/2012
Date of Debt Closing: 9/27/2012

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (Mental Health Property Tax Levy) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? Yes

Purpose/Cost

Purpose of Debt: Current refunding of outstanding Economic Development Refunding Revenue Bonds, Series 1997
Total Project Cost: $4,355,660.76

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/15/2021	$265,000	3.00	$3,975	$268,975		$541,925				$0
8/15/2020	$265,000	3.00	$7,950	$272,950		$0				$265,000
2/15/2020	$260,000	3.00	$11,850	$271,850		$542,525				$530,000
8/15/2019	$255,000	3.00	$15,675	$270,675		$0				$790,000
2/15/2019	$250,000	3.00	$19,425	$269,425		$541,975				$1,045,000
8/15/2018	$250,000	2.50	$22,550	$272,550		$0				$1,295,000
2/15/2018	$250,000	2.50	$25,675	$275,675		$553,850				$1,545,000
8/15/2017	$250,000	2.00	$28,175	$278,175		$0				$1,795,000
2/15/2017	$250,000	2.00	$30,675	$280,675		$548,700				$2,045,000
8/15/2016	$235,000	2.00	$33,025	$268,025		$0				$2,295,000
2/15/2016	$235,000	3.00	$36,550	$271,550		$545,450				$2,530,000

8/15/2015	$235,000	2.00	$38,900	$273,900		$0				$2,765,000
2/15/2015	$235,000	2.00	$41,250	$276,250		$544,750				$3,000,000
8/15/2014	$225,000	2.00	$43,500	$268,500		$0				$3,235,000
2/15/2014	$225,000	2.00	$45,750	$270,750		$543,750				$3,460,000
8/15/2013	$225,000	2.00	$48,000	$273,000		$0				$3,685,000
2/15/2013	$170,000	2.00	$38,103	$208,103		$208,103				$3,910,000
10/30/2012	$0	0.00	$0	$0		$0				$4,080,000
Total	**$4,080,000**		**$491,028**	**$4,571,028**		**$4,571,028**				

Notes

St. Joseph County
Submitted to the State on
Report printed on Thursday, April 26, 2018
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Basic Debt Information

Debt Name: Economic Development Income Tax Revenue Bonds of 2014
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 790607
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 6-3.5-7
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County
Current Debt Limit: $52,426,723.00
Current Debt Capacity (after issuance of this debt): $35,171,723.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 9/16/2014
Date of Appropriation Resolution:
Date of Debt Sale: 12/11/2014
Date of Debt Closing: 12/30/2014

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: Primary
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Construct a new Public Safety Answering Point and renovate existing facility to serve as a backup
Total Project Cost: $9,155,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received: 11/18/2014
Date Construction Started: 9/30/2014
Estimated Date of Substantial Completion: 9/30/2015

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2015	$210,000	2.00	$131,866	$341,866						$8,945,000
12/31/2015	$215,000	2.00	$129,766	$344,766		$686,631				$8,730,000
6/30/2016	$215,000	2.00	$127,616	$342,616						$8,515,000
12/31/2016	$220,000	2.00	$125,466	$345,466		$688,081				$8,295,000
6/30/2017	$220,000	2.00	$123,266	$343,266						$8,075,000
12/31/2017	$225,000	2.00	$121,066	$346,066		$689,331				$7,850,000
6/30/2018	$225,000	2.00	$118,816	$343,816						$7,625,000
12/31/2018	$225,000	2.00	$116,566	$341,566		$685,381				$7,400,000
6/30/2019	$230,000	2.00	$114,316	$344,316						$7,170,000
12/31/2019	$230,000	2.00	$112,016	$342,016		$686,331				$6,940,000
6/30/2020	$235,000	2.00	$109,716	$344,716						$6,705,000

12/31/2020	$235,000	2.00	$107,366	$342,366		$687,081				$6,470,000
6/30/2021	$240,000	3.00	$105,016	$345,016						$6,230,000
12/31/2021	$240,000	3.00	$101,416	$341,416		$686,431				$5,990,000
6/30/2022	$245,000	3.00	$97,816	$342,816						$5,745,000
12/31/2022	$250,000	3.00	$94,141	$344,141		$686,956				$5,495,000
6/30/2023	$255,000	3.00	$90,391	$345,391						$5,240,000
12/31/2023	$255,000	3.00	$86,566	$341,566		$686,956				$4,985,000
6/30/2024	$260,000	3.00	$82,741	$342,741						$4,725,000
12/31/2024	$265,000	3.00	$78,841	$343,841		$686,581				$4,460,000
6/30/2025	$190,000	3.00	$74,866	$264,866						$4,270,000
12/31/2025	$195,000	3.00	$72,016	$267,016		$531,881				$4,075,000
6/30/2026	$200,000	3.00	$69,091	$269,091						$3,875,000
12/31/2026	$200,000	3.00	$66,091	$266,091		$535,181				$3,675,000
6/30/2027	$205,000	3.13	$63,091	$268,091						$3,470,000
12/31/2027	$205,000	3.13	$59,888	$264,888		$532,978				$3,265,000
6/30/2028	$210,000	3.25	$56,684	$266,684						$3,055,000
12/31/2028	$215,000	3.25	$53,272	$268,272		$534,956				$2,840,000
6/30/2029	$215,000	3.38	$49,778	$264,778						$2,625,000
12/31/2029	$220,000	3.38	$46,150	$266,150		$530,928				$2,405,000
6/30/2030	$225,000	3.38	$42,438	$267,438						$2,180,000
12/31/2030	$225,000	3.38	$38,641	$263,641		$531,078				$1,955,000
6/30/2031	$230,000	3.50	$34,844	$264,844						$1,725,000
12/31/2031	$235,000	3.50	$30,819	$265,819		$530,663				$1,490,000
6/30/2032	$240,000	3.50	$26,706	$266,706						$1,250,000
12/31/2032	$240,000	3.50	$22,506	$262,506		$529,213				$1,010,000
6/30/2033	$245,000	3.63	$18,306	$263,306						$765,000
12/31/2033	$250,000	3.63	$13,866	$263,866		$527,172				$515,000
6/30/2034	$255,000	3.63	$9,334	$264,334						$260,000
12/31/2034	$260,000	3.63	$4,713	$264,713		$529,047				$0
Total	**$9,155,000**		**$3,027,870**	**$12,182,870**		**$12,182,857**				

Notes

St. Joseph County
Submitted to the State on
Report printed on Thursday, April 26, 2018
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: St. Joseph County, Indiana, Limited Tax Bridge Refunding Bonds of 2014
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 5-1-5-1
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County
Current Debt Limit: $50,094,655.00
Current Debt Capacity (after issuance of this debt): $42,059,655.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution: 10/14/2014
Date of Debt Sale: 12/3/2014
Date of Debt Closing: 12/18/2014

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? Yes

Purpose/Cost

Purpose of Debt: Costs of a bridge and infrastructure improvements and refunds the Bridge Funding Bonds of 2005
Total Project Cost: $2,808,995.56

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2015	$150,000	0.46	$14,330	$164,330						$2,485,000
12/30/2015	$150,000	0.57	$13,090	$163,090		$327,420				$2,335,000
6/30/2016	$145,000	0.69	$12,662	$157,662						$2,190,000
12/30/2016	$145,000	0.80	$12,162	$157,162		$314,824				$2,045,000
6/30/2017	$515,000	0.93	$11,582	$526,582						$1,530,000
12/30/2017	$510,000	1.06	$9,187	$519,187		$1,045,769				$1,020,000
6/30/2018	$500,000	1.20	$6,484	$506,484						$520,000
12/30/2018	$520,000	1.34	$3,484	$523,484		$1,029,968				$0
Total	**$2,635,000**		**$82,981**	**$2,717,981**		**$2,717,981**				

Notes

St. Joseph County
Submitted to the State on Friday, February 17, 2017
Report printed on Thursday, April 26, 2018
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Basic Debt Information

Debt Name: St. Joseph County Redevelopment District, Special Taxing District Bonds of 2016
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 79062M
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized: I.C. 36-7-14 & I.C. 36-7-25
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: St. Joseph County Redevelopment District
Current Debt Limit: $28,513,058.00
Current Debt Capacity (after issuance of this debt): $15,333,058.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s): Tri-County News and South Bend Tribune
Date of Public Hearing: 7/1/2016
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution: 7/12/2016
Date of Debt Sale: 11/21/2016
Date of Debt Closing: 11/30/2016

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Provide funds to finance various improvements in or serving the NewCarlisle EconomicDevelopmentArea
Total Project Cost: $9,197,753.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
8/1/2017			$196,716	$196,716						$8,730,000
2/1/2018			$146,925	$146,925		$343,641				$8,730,000
8/1/2018			$146,925	$146,925						$8,730,000
2/1/2019	$565,000	3.00	$146,925	$711,925		$858,850				$8,165,000
8/1/2019			$138,450	$138,450						$8,165,000
2/1/2020	$490,000	3.00	$138,450	$628,450		$766,900				$7,675,000
8/1/2020			$131,100	$131,100						$7,675,000
2/1/2021	$505,000	3.00	$131,100	$636,100		$767,200				$7,170,000
8/1/2021			$123,525	$123,525						$7,170,000
2/1/2022	$520,000	3.00	$123,525	$643,525		$767,050				$6,650,000
8/1/2022			$115,725	$115,725						$6,650,000

2/1/2023	$535,000	3.00	$115,725	$650,725		$766,450				$6,115,000
8/1/2023			$107,700	$107,700						$6,115,000
2/1/2024	$550,000	3.00	$107,700	$657,700		$765,400				$5,565,000
8/1/2024			$99,450	$99,450						$5,565,000
2/1/2025	$565,000	3.00	$99,450	$664,450		$763,900				$5,000,000
8/1/2025			$90,975	$90,975						$5,000,000
2/1/2026	$585,000	3.00	$90,975	$675,975		$766,950				$4,415,000
8/1/2026			$82,200	$82,200						$4,415,000
2/1/2027	$600,000	3.00	$82,200	$682,200		$764,400				$3,815,000
8/1/2027			$73,200	$73,200						$3,815,000
2/1/2028	$620,000	3.00	$73,200	$693,200		$766,400				$3,195,000
8/1/2028			$63,900	$63,900						$3,195,000
2/1/2029	$265,000	4.00	$63,900	$328,900		$392,800				$2,930,000
8/1/2029			$58,600	$58,600						$2,930,000
2/1/2030	$275,000	4.00	$58,600	$333,600		$392,200				$2,655,000
8/1/2030			$53,100	$53,100						$2,655,000
2/1/2031	$290,000	4.00	$53,100	$343,100		$396,200				$2,365,000
8/1/2031			$47,300	$47,300						$2,365,000
2/1/2032	$300,000	4.00	$47,300	$347,300		$394,600				$2,065,000
8/1/2032			$41,300	$41,300						$2,065,000
2/1/2033	$310,000	4.00	$41,300	$351,300		$392,600				$1,755,000
8/1/2033			$35,100	$35,100						$1,755,000
2/1/2034	$325,000	4.00	$35,100	$360,100		$395,200				$1,430,000
8/1/2034			$28,600	$28,600						$1,430,000
2/1/2035	$335,000	4.00	$28,600	$363,600		$392,200				$1,095,000
8/1/2035			$21,900	$21,900						$1,095,000
2/1/2036	$350,000	4.00	$21,900	$371,900		$393,800				$745,000
8/1/2036			$14,900	$14,900						$745,000
2/1/2037	$365,000	4.00	$14,900	$379,900		$394,800				$380,000
8/1/2037			$7,600	$7,600						$380,000
2/1/2038	$380,000	4.00	$7,600	$387,600		$395,200				$0
Total	**$8,730,000**		**$3,306,741**	**$12,036,741**		**$12,036,741**				

Notes

St. Joseph County
Submitted to the State on Thursday, April 12, 2018
Report printed on Thursday, April 26, 2018
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Basic Debt Information

Debt Name: 2017 General Obligation (Guaranteed Energy Savings) Bonds
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y
Applicable Issuer: Saint Joseph County
Current Debt Limit: $54,674,687.00
Current Debt Capacity (after issuance of this debt): $44,174,687.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing: 8/8/2017
Date of Final Approval/Lease Execution: 8/15/2017
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 10/12/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other () : No

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Capital improvements to County facilities for energy savings
Total Project Cost: $10,574,935.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
12/30/2017	$0	2.00	$53,062	$53,062		$53,062	$0			$10,500,000
6/30/2018	$260,000	2.00	$122,450	$382,450			$0			$10,240,000
12/30/2018	$315,000	2.00	$119,850	$434,850		$817,300	$0			$9,925,000
6/30/2019	$320,000	2.00	$116,700	$436,700			$0			$9,605,000
12/30/2019	$325,000	2.00	$113,500	$438,500		$875,200	$0			$9,280,000
6/30/2020	$325,000	2.00	$110,250	$435,250			$0			$8,955,000
12/30/2020	$330,000	2.00	$107,000	$437,000		$872,250	$0			$8,625,000
6/30/2021	$330,000	2.00	$103,700	$433,700			$0			$8,295,000
12/30/2021	$335,000	2.00	$100,400	$435,400		$869,100	$0			$7,960,000
6/30/2022	$340,000	2.00	$97,050	$437,050			$0			$7,620,000
12/30/2022	$345,000	2.00	$93,650	$438,650		$875,700	$0			$7,275,000
6/30/2023	$345,000	2.00	$90,200	$435,200			$0			$6,930,000

12/30/2023	$350,000	2.00	$86,750	$436,750		$871,950	$0			$6,580,000
6/30/2024	$355,000	2.00	$83,250	$438,250			$0			$6,225,000
12/30/2024	$355,000	2.00	$79,700	$434,700		$872,950	$0			$5,870,000
6/30/2025	$360,000	2.00	$76,150	$436,150			$0			$5,510,000
12/30/2025	$365,000	2.00	$72,550	$437,550		$873,700	$0			$5,145,000
6/30/2026	$365,000	2.13	$68,900	$433,900			$0			$4,780,000
12/30/2026	$370,000	2.25	$65,022	$435,022		$868,922	$0			$4,410,000
6/30/2027	$375,000	2.38	$60,859	$435,859			$0			$4,035,000
12/30/2027	$380,000	2.38	$56,406	$436,406		$872,266	$0			$3,655,000
6/30/2028	$385,000	2.50	$51,894	$436,894			$0			$3,270,000
12/30/2028	$390,000	2.50	$47,082	$437,082		$873,975	$0			$2,880,000
6/30/2029	$395,000	2.75	$42,206	$437,206			$0			$2,485,000
12/30/2029	$400,000	2.75	$36,775	$436,775		$873,981	$0			$2,085,000
6/30/2030	$405,000	3.00	$31,275	$436,275			$0			$1,680,000
12/30/2030	$410,000	3.00	$25,200	$435,200		$871,475	$0			$1,270,000
6/30/2031	$415,000	3.00	$19,050	$434,050			$0			$855,000
12/30/2031	$425,000	3.00	$12,825	$437,825		$871,875	$0			$430,000
6/30/2032	$430,000	3.00	$6,450	$436,450		$436,450	$0			$0
Total	**$10,500,000**		**$2,150,156**	**$12,650,156**		**$12,650,156**	**$0**			

Notes

2017 GO Energy Savings Bond. Closed 10/12/17. Gateway debt unlocked and information updated on 4/12/18.

St. Joseph County
Submitted to the State on Thursday, October 19, 2017
Report printed on Thursday, April 26, 2018
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 PSAP Equipment Lease (US Bank)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 3/31/2015
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 3/31/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (PSAP Charges) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology and Equipment for a 911 Center
Total Project Cost: $12,000,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
12/30/2014	$661,240	2.22	$7,323			$1,337,127		$668,563		$0
6/30/2014	$653,997	2.22	$14,566					$668,563		$661,240
12/31/2023	$646,833	2.22	$21,730			$1,337,127		$668,563		$1,315,237
6/30/2023	$639,748	2.22	$28,815					$668,563		$1,962,070
12/31/2022	$632,741	2.22	$35,823			$1,337,127		$668,563		$2,601,818
6/30/2022	$625,810	2.22	$42,754					$668,563		$3,234,559
12/31/2021	$618,955	2.22	$49,609			$1,337,127		$668,563		$3,860,369
6/30/2021	$612,175	2.22	$56,388					$668,563		$4,479,324
12/31/2020	$605,469	2.22	$63,094			$1,337,125		$668,563		$5,091,499
6/30/2020	$598,838	2.22	$69,724					$668,571		$5,696,968
12/31/2019	$592,278	2.22	$76,286			$1,337,127		$668,563		$6,295,806
6/30/2019	$585,790	2.22	$82,773					$668,563		$6,888,084

12/31/2018	$579,374	2.22	$89,190			$1,337,127		$668,563		$7,473,874
6/30/2018	$573,027	2.22	$95,536					$668,563		$8,053,248
12/31/2017	$566,751	2.22	$101,813			$1,337,127		$668,563		$8,626,275
6/30/2017	$560,543	2.22	$108,021					$668,563		$9,193,026
12/31/2016	$554,403	2.22	$114,161			$1,337,127		$668,563		$9,753,569
6/30/2016	$548,329	2.22	$120,234					$668,563		$10,307,972
12/31/2015	$542,324	2.22	$126,240			$1,337,127		$668,563		$10,856,301
6/30/2015	$601,375	2.22	$67,188					$668,563		$11,398,625
Total	**$12,000,000**		**$1,371,268**			**$13,371,268**		**$13,371,268**		

Notes

2015 PSAP Equipment and Technology Lease. US Bank. $12,000,000 original principal amount.

St. Joseph County
Submitted to the State on Wednesday, November 15, 2017
Report printed on Thursday, April 26, 2018
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2017 PSAP US Bank Technology Lease Amendment
Debt Status: Outstanding
Type of Indebtedness: Lease
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 11/14/2017
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 11/14/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: No
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (PSAP Charges for Services) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation): Saint Josephy County
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology Improvements at County 911 Center
Total Project Cost: $2,500,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
11/16/2027	$140,017	2.46	$1,730			$283,494		$141,747		$0
5/16/2027	$138,327	2.46	$3,420					$141,747		$140,017
11/16/2026	$136,659	2.46	$5,098			$283,494		$141,747		$278,344
5/16/2026	$134,990	2.46	$6,757					$141,747		$415,003
11/16/2025	$133,352	2.46	$8,395			$283,494		$141,747		$549,993
5/16/2025	$131,734	2.46	$10,013					$141,747		$683,345
11/16/2024	$130,135	2.46	$11,612			$283,494		$141,747		$815,079
5/16/2024	$128,556	2.46	$13,191					$141,747		$945,214
11/16/2023	$126,996	2.46	$14,751			$283,494		$141,747		$1,073,770
5/16/2023	$125,454	2.46	$16,293					$141,747		$1,200,766
11/16/2022	$123,932	2.46	$17,815			$283,494		$141,747		$1,326,220
5/16/2022	$122,428	2.46	$19,319					$141,747		$1,450,152

11/16/2021	$120,942	2.46	$20,805			$283,494		$141,747		$1,572,580
5/16/2021	$119,474	2.46	$22,273					$141,747		$1,693,522
11/16/2020	$118,024	2.46	$23,723			$283,494		$141,747		$1,812,996
5/16/2020	$116,592	2.46	$25,155					$141,747		$1,931,020
11/16/2019	$115,177	2.46	$26,570			$283,494		$141,747		$2,047,612
5/16/2019	$113,779	2.46	$27,968					$141,747		$2,162,789
11/16/2018	$112,398	2.46	$29,348			$283,494		$141,747		$2,276,568
5/16/2018	$111,034	2.46	$30,713					$141,747		$2,388,966
Total	**$2,500,000**		**$334,949**			**$2,834,940**		**$2,834,940**		

Notes

2017 PSAP Technology Lease Amendment in the amount of $2,500,000 with U.S. Bank. Approved by Commissioners on 11/14/17.

St. Joseph County
Submitted to the State on Monday, January 22, 2018
Report printed on Friday, April 27, 2018
Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal)
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number:
Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:
Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination: 1/7/2015
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution: 5/1/2015
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 5/27/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No
Was a remonstrance conducted? No
Votes in favor debt:
Votes against debt:
Was this debt subject to referendum? No
Votes in favor debt:
Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating

Security on the Debt - Source of Repayment

Property Tax: Primary
TIF Revenue: No
COIT: No
Motor Vehicle Highway/Local Road & Street: No
CAGIT: No
Stormwater Revenues: No
CEDIT: No
Electric Revenues: No
Water Revenue: No
Wasterwater Revenues: No
Grant Revenue: No
Other (Company Guarantee) : Primary

Allocation Area from which the TIF Revenues will be generated:
Name of Lessor (Building Corporation/Hold Corporation):
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: General Sheet Metal Expenditures
Total Project Cost: $3,300,000.00

Sources

Sources of Funds	Amount

Uses

Uses of Funds	Amount

Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2016		3.00	$67,100	$67,100	$67,100					$3,300,000
8/1/2016		3.00	$49,500	$49,500	$49,500	$116,600				$3,300,000
2/1/2017		3.00	$49,500	$49,500	$49,500					$3,300,000
8/1/2017		3.00	$49,500	$49,500	$49,500	$99,000				$3,300,000
2/1/2018		3.00	$49,500	$49,500	$49,500					$3,300,000
8/1/2018	$90,000	3.00	$49,500	$139,500	$0	$189,000				$3,210,000
2/1/2019	$100,000	3.00	$48,150	$148,150	$0					$3,110,000
8/1/2019	$105,000	3.00	$46,650	$151,650	$0	$299,800				$3,005,000
2/1/2020	$105,000	3.00	$45,075	$150,075	$0					$2,900,000
8/1/2020	$105,000	3.00	$43,500	$148,500	$0	$298,575				$2,795,000
2/1/2021	$110,000	3.00	$41,925	$151,925	$0					$2,685,000
8/1/2021	$110,000	3.00	$40,275	$150,275	$0	$302,200				$2,575,000

2/1/2022	$110,000	3.00	$38,625	$148,625	$0					$2,465,000
8/1/2022	$115,000	3.00	$36,975	$151,975	$0	$300,600				$2,350,000
2/1/2023	$120,000	3.00	$35,250	$155,250	$0					$2,230,000
8/1/2023	$135,000	3.00	$33,450	$168,450	$0	$323,700				$2,095,000
2/1/2024	$135,000	3.00	$31,425	$166,425	$0					$1,960,000
8/1/2024	$135,000	3.00	$29,400	$164,400	$0	$330,825				$1,825,000
2/1/2025	$140,000	3.00	$27,375	$167,375	$0					$1,685,000
8/1/2025	$140,000	3.00	$25,275	$165,275	$0	$332,650				$1,545,000
2/1/2026	$145,000	3.00	$23,175	$168,175	$0					$1,400,000
8/1/2026	$145,000	3.00	$21,000	$166,000	$0	$334,175				$1,255,000
2/1/2027	$150,000	3.00	$18,825	$168,825	$0					$1,105,000
8/1/2027	$150,000	3.00	$16,575	$166,575	$0	$335,400				$955,000
2/1/2028	$155,000	3.00	$14,325	$169,325	$0					$800,000
8/1/2028	$155,000	3.00	$12,000	$167,000	$0	$336,325				$645,000
2/1/2029	$160,000	3.00	$9,675	$169,675	$0					$485,000
8/1/2029	$160,000	3.00	$7,275	$167,275	$0	$336,950				$325,000
2/1/2030	$160,000	3.00	$4,875	$164,875	$0					$165,000
8/1/2030	$165,000	3.00	$2,475	$167,475	$0	$332,350				$0
Total	**$3,300,000**		**$968,150**	**$4,268,150**	**$265,100**	**$4,268,150**				

Notes

Debt Schedule No. 15 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal).

Report Builder » **Bond/Lease Report**

Report Builder: Bond/Lease Report

County	St. Joseph	Unit Type	Township
Unit	HARRIS TOWNSHIP	Debt Status	No Debt
Debt Type	No Debt	Source of Repayment	No Debt
Debt Name	No Debt		

View Report

1 of 1 Find | Next

The unit you have selected has no current debt to report.

Indiana Gateway Report
gateway.ifionline.org 1/8/2019 1:55:34 PM Page 1

RESOLUTION NO. 2019-05

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, MAKING A FINAL DETERMINATION AND CONFIRMING THE DESIGNATION OF AREAS WITHIN THE CITY OF MISHAWAKA, INDIANA, KNOWN AS

1420 INDUSTRIAL DRIVE, MISHAWAKA, IN 46544

AS AN ECONOMIC REVITALIZATION AREA AND ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF PERSONAL PROPERTY TAX ABATEMENT FOR

JAMIL PACKAGING CORPORATION

WHEREAS, the Common Council of the City of Mishawaka, Indiana, adopted a Declaratory Resolution which designated the area known as 1420 Industrial Drive, Mishawaka, Indiana 46544, to be an Economic Revitalization Area and Economic Development Target Area under the provisions of Indiana Code § 6-1.1-12.1-1 et seq. (the "Act"):

A lot or parcels of land described as follows:

> TAX KEY #027-1027-043620 AND 027-1001-026008, AS LEGALLY DESCRIBED IN ATTACHMENT "A" TO THIS RESOLUTION AND HEREBY INCORPORATED HEREIN.

All of the above described property being located within the municipal corporation limits of the City of Mishawaka, Indiana, and

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

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

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

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

1. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area and Economic Development Target Area for the purposes of tax abatement. Such designations are for personal property tax abatement only and is limited to two (2) calendar

years.

2. The Common Council hereby determines that the property owner is qualified for and is granted a personal property tax deduction; provided the same shall be limited to a period of three (3) years for personal property only in the following applicable deduction percentages:

Year 1:	100.00%
Year 2	66.67%
Year 3	33.33%

3. That the petition for tax abatement, and the Statement of Benefits submitted by Jamil Packaging Corporation comply with Indiana Code § 6-1.1-12.1-1 et seq. and are hereby approved and the President of the Mishawaka Common Council is hereby authorized to execute said "Statement" on behalf of the Common Council; and

4. That this determination is final except that an appeal may be taken and heard as provided under Indiana Code § 6-1.1-12.1-2-5 and subjections (d) and (e) of the Act.

The Common Council of the City of Mishawaka, Indiana hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area and Economic Development Target Area for the purposes of tax abatement.

ADOPTED by the Common Council of the City of Mishawaka, Indiana, St. Joseph County, Indiana, this 18th day of February, 2019.

Dale "Woody" Emmons, Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this _____ day of February, 2019.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED AND SIGNED by me this _____ day of February, 2019, at _____ o'clock ____.M.

David A. Wood, Mayor

Exhibit A
Legal Description

A part of the West Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Thirty seven (37) North, Range Three (3) East, Penn Township, City of Mishawaka, St. Joseph County, Indiana more particularly described as follows:

Beginning at a set pk nail at the East Right-of-Way line of Penz Industrial Drive and the Northwest corner of Parcel III. As Parcel III is recorded in the records of the St. Joseph County, Indiana Recorder's Office as Document Number 9341109, which is South 00°01'18" West (South 00°01'35" East Record) a distance of 834.44 feet and North 90°00'00" East (North 89°57'07" East Record) a distance of 670.45 feet from a found 1" rod at the northwest corner of the Northeast Quarter of said Section Twenty Two (22); thence South 89°51'49" East (South 89°53'09" East Record) Along the north line of saidParcel III a distance of 786.46 feet to a set five eighths (5/8) inch rebar with cap at the Northeast corner of Parcel V as Parcel V is recorded in the records of the St. Joseph County, Indiana Recorder's Office as Document Number 9341109; thence South 00°01'01" West (South 00°00'09" East Record) Along the East line of said Parcel V a distance of 487.26 feet (487.37 feet Record) to a set five-eighths (5/8) rebar with cap at the Southeast corner of Parcel V and South Line of the North Half (1/2) of the Northeast Quarter (1/4) of said section Twenty-Two (22) thence North 89°52'39" West (North 89°55'32" West Record) along the South line of said Parcel V and the South line of the North Half (1/2 of the Northeast Quarter (1/4) of said Section Twenty-Two (22) a distance of 1126.50 Feet to a set five-eighths (5/8) inch rebar with cap at the Southwest Corner of Parcel II as Parcel II is recorded in the records of the St. Joseph County, Indiana Recorder's Office as Document Number 9341109; thence North 00°01'18" East(North 00°01'35" West Record) along the West line of said Parcel II a distance of 331.10 feet to a set five-eighths (5/8) inch rebar with cap at the Northwest corner of said Parcel II; thence North 90°00'00" East (North 89°57'07" East Record) along the North line of said Parcel II a distance of 300.00 feet to a set pk nail at the West right-of-way line of Penz Industrial Drive; thence South 00°01'18" West (South 00°01'35" East Record) along said Right-of-way line and the East line of said Parcel II a distance of 3.69 Feet to a set pk nail at a point on a curve having a radius of 71.00 Feet; thence bearing left along said curve and rightof-way line an arc distance of 77.91 feet (chord bearing and distance = South 31°27'28" West 74.06 Feet) to a set five-eighths (5/8) inch rebar with cap at a point on a curve having a radius of 54.00 feet; thence bearing right along said curve and rightof-way line an arc distance of 144.08 feet (chord bearing and distance= South 13°32'36" East, 104.99 Feet) to a set five-eighths inch rebar with cap at a point on a curve having a radius of 14.00 feet; Thence bearing left along said curve and rightof-way line an arc distance of 21.99 feet (chord bearing and distance= South 04°58'45" East 19.80 Feet) to a set pk nail; thence South 89°52'39" East a distance of 40.00 feet to a set five-eighths inch rebar with cap at the East Right-of-way line of Penz Industrial Drive; thence North 00°01'18" East (North00°01'35" West Record) a distance of 338.65 feet to the point of beginning, containing 11.07 acres, more or less, subject to public highway sand any easements of record, if any.

Location Map

Jamil Packaging—1420 Industrial Drive

Attached is the Confirming Resolution 2019-05 for the Council's consideration.

I also attached the spread sheet that identifies each of the Abatements approved by the City going back to 1986 for everyone's collective use and reference.

There was also a desire by the Council to see a summary of Jamil's compliance history. I have inserted the summary paragraph from each years compliance report below going back to 2010 (reporting on 2009) when we were deep in the impact of the recession.

- 2010- Jamil Packaging Corporation- Jamil is reporting on two abatements, one received in August of 2006, and the second received in May of 2008. The SB-1 submitted for the 2008 abatement represents the most recent relative to projected employment. The total employment is down from a projected total of 64 jobs to 62 jobs, a loss of 2 jobs. This is a loss of 6 jobs over last year's CF-1 where employment was identified at 68 jobs. Given the total level of employment, higher than projected salaries, and the continued impact of the stagnant economy, staff feels that these abatements continue to be in substantial compliance.

- 2011- Jamil Packaging Corporation- Last year, Jamil was reporting on two abatements, one received in August of 2006, and the second received in May of 2008. The one received in August of 2006 has expired and no longer requires a CF-1 submission. The SB-1 submitted for the 2008 abatement has been attached. The total employment is up to 73 jobs, 11 more than last year, and 9 over the projected total of from a projected total of 64. Given the total level of employment, and the positive hiring despite the continued impact of the stagnant economy, staff feels that this abatement continues to be in substantial compliance. Furthermore, Jamil has discussed with staff the possibility of making an additional investment in machinery and adding a handful of new jobs. Although the investment would be at the low range of the City's historical practices for abatement, Staff has encouraged Jamil to apply for a 3-year abatement on the new machinery based on the premise of adding employment. If Jamil decides to proceed in this direction, we anticipate that an application will be made shortly because the abatement would be a factor in the decision making process.

- 2012- Jamil Packaging Corporation- Last year, Jamil was reporting on an abatement received in May of 2008. This one has expired and no longer requires a CF-1 submission. The CF-1 attached is for the abatement approved in 2011 for the addition of a specialty folder gluer. The total employment is up to 80 jobs, 7 more than last year, and 1 over the projected total of 79. Given that both the improvements and hiring were completed as committed, this abatement is in substantial compliance.

- 2013- Jamil Packaging Corporation- The CF-1 attached is for the abatement approved in 2011 for the addition of a specialty folder gluer. The total employment is up to 83 jobs, 3 more than last year, and 4 over the projected total of 79. Given that both the improvements and hiring were completed as committed, this abatement is in substantial compliance.

- 2014- Jamil Packaging Corporation- The CF-1 attached is for the abatement approved in 2011 for the addition of a specialty folder gluer. The total employment is up to 106 jobs, 23 more than last year, and 27 over the projected total of 79. Estimated salaries for the abatement were listed at $2,706,000. The actual salaries with the additional employment are now at $3,435,482. Given that both the improvements and hiring were completed as committed, this abatement is in substantial compliance.

- 2015- Jamil Packaging Corporation- The CF-1 attached is for the abatement approved in 2011 for the addition of a specialty folder gluer. The total employment is up to 102 jobs, 23 more than the projected total of 79. Estimated salaries for the abatement were listed at $2,706,000. The actual salaries with the additional employment are now at $4,436,697. Given that both the improvements and hiring were completed as committed, this abatement is in substantial compliance.

- 2016- Jamil Packaging Corporation- The CF-1 attached is for the abatement approved in 2011 for the addition of a specialty folder gluer. The total employment is up to 102 jobs, the same number as reported in last year's compliance report, and is 23 more than the projected total of 79. Estimated salaries for the abatement were listed at $2,706,000. The actual salaries with the additional employment are now at $4,180,692. Given that both the improvements and hiring were completed as committed and salaries were higher than the projected amounts, this abatement is in substantial compliance.

· 2017- No active abatements from 2016 to report on in 2017

· 2018-Jamil Packaging Corporation - The CF-1 attached is for the abatement approved in 2017 for new manufacturing equipment and associated building upgrades to be located at Jamil's facility at 1420 Industrial Drive. The proposed equipment and improvements, originally estimated at $1,500,000 on the SB-1, were completed and in operation by August 2017. Since the abatement was limited to 3 years for personal property, annual reporting is required through 2020. When the abatement was filed, the total existing employment was listed at 112 with an additional 8 jobs to be added. The total employment reported was 120 matching the increase of 8 positions. Total payroll was listed at $3,846,690, which is higher than the $3,647,509 listed on the SB-1 and is commensurate to the additional hiring that occurred. Given that the investment, employment, and payroll is identical and/or higher than the projected amounts, this abatement should be considered in substantial compliance.

Please do not hesitate to contact me if there are any questions or information you would like us to prepare prior to Monday's meeting.

Ken

Kenneth B. Prince ASLA, AICP
City Planner

City of Mishawaka

600 East Third Street

Mishawaka, IN 46544

(574) 258-1625
kprince@mishawaka.in.gov

HISTORY OF ALL TAX ABATEMENTS 1986-CURRENT

	Name	Common Council Approval Date	No. of Years Real Estate	No. of Years Machinery	No. of Retained Jobs (Proposed)	No. of New Jobs (Proposed)	No. of Retained Jobs (Actual)	No. of New Jobs (Actual)	Date of Latest CF1 Found	Capital Investment**	Abated Through Collect CF-1s*	Pay*	Abatement Complete
1	Patrick Industries	October 20, 1986	10 Years			52			(-)	$ 8,622,845.00	1997	1998	YES
2	Former Baby Place	June 7, 1988	6 Years	0	0	38.5			(-)	$ 2,000,000.00	1995	1996	YES
3	Wheelabrator Area	December 19, 1988	10 Years		338	246			(-)	$ 2,500,000.00	1999	2000	YES
4	National - Standard	February 21, 1989	6 Years	5 Years	15	180			(-)	$10,100,000.00	1995	1996	YES
5	Thermoplastics Phase I	November 20, 1989	6 Years	5 Years	151	13			(-)	$ 2,500,000.00	1995	1996	YES
6	Thermoplastics Phase II	November 20, 1989	3 Years	5 Years	155	20			(-)	$ 3,200,000.00	1993	1994	YES
7	Contech Division I	July 2, 1990	6 Years			75			(-)	$10,962,483.00	1996	1997	YES
8	Hilti Steel	September 13, 1990	0	5 Years	n/a	14			(-)	$ 578,000.00	1996	1997	YES
9	Penz Products Inc.	September 24, 1990	3	0	76	10			(-)	$ 475,000.00	1994	1995	YES
10	Dodge Reliance Electrical I	January 7, 1991	0	5 Years	10	15			(-)	$ 1,050,000.00	1996	1997	YES
11	Janco Products, Inc.	May 6, 1991		5 Years	10	20			(-)	$ 220,000.00	1996	1997	YES
12	Thermoplastics Phase III	November 4, 1991	0	5 Years	150	19	150	51	Feb-93	$ 2,750,000.00	1996	1997	YES
13	National Steel Corporation	December 16, 1991	10 Years		250	130	250	32	Mar-01	$10,346,394.00	2002	2003	YES
14	Maron Products, Inc.	February 3, 1992	0	5 Years	38	10	41	11	Feb-95	$ 610,794.00	1998	1999	YES
15	Dodge Reliance Electrical II	July 6, 1992	0	5 Years	300+	0	300+	0	Mar-96	$ 3,000,000.00	1998	1999	YES
16	Thermoplastic Phase IV	October 19, 1992	6 Years		210	50	210	148	Mar-98	$ 6,812,832.00	1999	2000	YES
17	Contech Division II	April 19, 1993		5 Years	10		15	108	Mar-99	$ 1,206,461.00	1999	2000	YES
18	Dana/Ristance Corp./Standard Motor Products - Wire and Cable Div.	January 3, 1994	10 Years		80	60	42	88	Mar-05	$ 6,067,253.00	2004	2005	YES
19	United Limo	September 6, 1994	6 Years		77	8	77	8	Jan-01	$ 1,262,200.00	2001	2002	YES
20	Dearborn Crane	December 5, 1994	10 Years	5 Years	26	4	26	7	May-99	$ 612,841.00	2005	2006	YES
21	Scott Brass II	December 18, 1995	10 Years		73	31	73	13	Mar-06, Apr-01	$11,934,000.00	2006	2007	YES
22	Federal Window (Fedor)	December 18, 1995	6 Years	5 Years	8	8	8	26	Apr-02, Mar-01	$ 1,018,181.00	2002	2003	YES
23	Maron Products, Inc. II	December 18, 1995		5 Years	6	4	2	8	Apr-01	$ 250,000.00	2001	2002	YES
24	Quality Dining	April 15, 1996	10 Years		73	109	73	70	Mar-06	$ 5,087,402.00	2006	2007	YES
25	Baycote Metal Finishing	January 6, 1997	6 Years	5 Years	70	15	79	7	Jul-00	$ 1,800,000.00	2003	2004	YES
26	Krizman International	January 6, 1997	6 Years		225	20	225	20	Jul-00	$ 1,500,000.00	2003	2004	YES
27	Troyer	March 3, 1997	3 Years		60	40		0	(-)	$ 1,100,000.00	2001	2002	YES
28	Nyloncraft Incorporated	May 19, 1997	6 Years	5 Years	378	40	341	58	Feb-02	$ 7,598,531.00	2004	2005	YES
29	Ristance Corporation	October 20, 1997	6 Years	5 Years	139	18		0	(-)	$ 3,600,000.00	2004	2005	YES
30	DeWald Manufac. Inc./Power Gear/Engineered Solutions	October 20, 1997	6 Years	5 Years	62	15	62	40	Mar-05	$ 1,842,833.00	2004	2005	YES
31	Thermoplastic Phase V	December 1, 1997	6 Years	5 Years	299	70	299	19	Mar-00	$ 3,181,310.00	2003	2004	YES
32	Atchison/Dodge	December 1, 1999		5 Years	325	50	230		Mar-05	$ 2,000,000.00	2006	2007	YES
33	Sampson Fiberglass	March 6, 2000	3 Years		15	20	15	5	Feb-01	$ 375,000.00	2004	2005	YES
34	RMG Foundry LLC	March 6, 2000		5 Years	325	50	202	0	Feb-06	$ 2,000,000.00	2006	2007	YES
35	WF Associates (AMG Byrkit Facility)	November 19, 2001	10 Years		285	15	234	0	Apr-11	$ 2,650,000.00	2011	2012	YES
36	Nyloncraft Incorporated	March 20, 2003		5 Years	396	16	320	9	May-09	$ 1,168,064.00	2009	2010	YES
37	Nyloncraft Incorporated	November 6, 2003		5 Years	405	13	329	27	May-09	$ 2,730,304.00	2009	2010	YES
38	Plastimatics Arts Corporation	August 18, 2004		3 Years	31	4	31	16	May-06	$ 1,450,290.00	2007	2008	YES
39	Ironwood Enterprises, LLC	September 6, 2005	5 Years		14	49	27	34	May-09	$ 6,000,000.00	2010	2011	YES
40	Daman Products Company	October 17, 2005		3 Years	95	6	82	23	Feb-07	$ 1,118,980.00	2007	2008	YES
41	Culture Systems, Inc.	December 18, 2006	3 Years	3 Years	12	7	12	2	May-09	$ 1,200,000.00	2009	2010	YES
42	Patrick Industries (Metals Div)	June 19, 2006	5 Years	5 Years	172	26			Apr-10	$ 4,600,000.00	2011	2012	YES
43	Jamil Packaging Corporation	August 21, 2006		3 Years	51	5	51	5	May-10	$ 1,250,000.00	2010	2011	YES
44	Nyloncraft Incorporated	December 6, 2007		5 Years	340	50	291	12	Apr-13	$ 2,185,000.00	2012	2013	YES
45	BD Mishawaka Development LLC	February 4, 2008	10 Years		0	370	0	406	Feb-18	$44,000,000.00	2021	2022	NO
46	Jamil Packaging Corporation	May 1, 2008		3 Years	64	5	62	11	Apr-12	$ 1,650,000.00	2011	2012	YES
47	Long Term Care Investments, LLC (Douglas)	June 1, 2009	3 Years		0	120	0	67	Apr-12	$18,000,000.00	2012	2013	YES
48	Jamil Packaging Corporation	May 16, 2011		3 Years	73	6	73	29	Apr-16	$ 900,000.00	2014	2015	YES
49	North American Composites (NAC)	March 5, 2012		3 Years	0	10	0	18	Mar-18	$ 1,577,000.00	2018	2019	NO
50	Long Term Care Investments, LLC (Fir)	October 7, 2013	4 Years		0	61	0	53	Mar-18	$15,000,000.00	2020	2021	NO
51	Barak River Rock LLC	November 6, 2013	5 Years		0	5 to 8	0	10	Mar-18	$14,565,000.00	2021	2022	NO
52	WellPet LLC	January 8, 2014		5 Years	91	6	91	13	Mar-18	$ 1,470,500.00	2020	2021	NO
53	Dearborn Crane	May 19, 2014	3 years		24	3	24	4	Mar-18	$ 859,100.00	2018	2019	NO
54	WellPet LLC	April 20, 2015		5 Years	115	4	104	0	Mar-18	$ 1,790,000.00	2021	2022	NO
55	~~Barak Group LLC (Iron Rock Café)~~	~~September 21, 2015~~	~~5 Years~~						~~Apr-16~~	~~$ 450,000.00~~	~~2020~~	~~2021~~	NO
56	~~Barak Group LLC (Iron Rock Condominiums)~~	~~September 21, 2015~~	~~5 Years~~						~~Apr-16~~	~~$10,000,000.00~~	~~2020~~	~~2021~~	NO
57	Bayer Heathcare	October 19, 2015	10 Years		171	30 to 60	203	TBD	Mar-18	$12,500,000.00	2025/TBD	2026	NO
58	Patrick Industries	February 15, 2016		3 Years	0	84	0	189	Mar-18	$ 2,067,000.00	2019	2020	NO
59	River Walk Development Group LLC (Mult-Family Residential)	June 5, 2017	5 Years		0	2	0	3	Mar-18	$13,500,000.00	2025 or 2026/TBD	2024	NO
60	Lippert Components	July 5, 2017	10 Years	10 Years	247 (relocated)	200	247	21	Mar-18	$ 9,200,000.00	2028	2029	NO
61	Jamil Packaging Corporation	July 24, 2017		3 Years	112	8	112	8	Mar-18	$ 1,500,000.00	2020	2021	NO
62	Jamil Packaging Corporation	February 18, 2019 (anticipated)		3 Years	139	12	TBD	TBD	NA	$ 1,550,000.00	2022	2023	NO

* The "Abated through collect CF-1s" and "Pay" column demonstrates the number of years from the completion of the project/final installation of the equipment and not the number of years from the date the abatement was approved.

The tax abatements highlighted above are active requiring the completion of annual compliance forms (CF-1s).

** The capital investment may be the proposed or actual levels of investment based on the current project status.

APPEAL #19-03

RESOLUTION NO. 2019- 06

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT:

1316 West Dragoon Trail, Mishawaka, Indiana

WHEREAS, the Indiana Code requires the Common Council to give notice of its intention to consider Petitions from the Board of Zoning Appeals for approval or disapproval; and

WHEREAS, the Common Council must take action within sixty (60) days after the Board of Zoning Appeals makes its recommendation to the Council; and

WHEREAS, the Common Council is required to make a determination in writing on such requests; and

WHEREAS, the Mishawaka Board of Zoning Appeals has made a favorable recommendation, pursuant to applicable state law, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of the hearing on the Petition from the Board of Zoning Appeals pursuant to Indiana Code requesting that a Use Variance for property located at **1316 West Dragoon Trail, Mishawaka, Indiana**, more particularly known and described as follows:

A tract of land in the Northeast Quarter of Section 20 beginning at the northeast corner of Section 20, Township 37 North, Range 3 East; thence south along the east line of said Section 20, said Township and Range, one thousand two hundred fifty-four and sixty-nine hundredths (1,254.69') feet to the center line of the pavement that forms the north point of a "Y" at the intersection of Logan Street (Hickory Road) and Dragoon Trail all in the northeast ¼ of Section 20, Township 37 North, Range 3 East north of Dragoon Train; thence southwesterly following the center line of the pavement forming the "Y" at the intersection of Logan Street (Hickory Road) and Dragoon Trail Two hundred sixty and nine tenths (260.9') feet to the centerline of Dragoon Trail; thence meandering along the centerline of said Dragoon Trail in a westerly direction one thousand one hundred seventy-three and sixty-five hundredths (1,173.65') feet to a point where the west line of the east ½ of the east ½ of the northeast ¼ of said Section 20 intersects the centerline of said Dragoon Trail; thence north along the west line of the east ½ of the east ½ of the northeast ¼ of said Section 20, nine hundred ninety-seven and fifteen hundredths (997.15') feet to the north line of said Section 20, said Township and Range; thence east along the north line of said Section 20, one thousand three hundred twenty-seven and four tenths (1,327.4') feet to the place of beginning, containing 35.83 acres, more or less.

COMMON ADDRESS: 1316 West Dragoon Trail

The Use Variance, if approved, will allow an outpatient day treatment center for children and adolescents diagnosed with autism.

Section II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the Petition as recommended by the Mishawaka Board of Zoning Appeals, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning, a copy of which is on file in the Office of the City Clerk.

Section III. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because the proposed use will have little to no additional impact than the existing school. This is one building on a large (35+ acre) property.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because most of the property surrounding this building is part of the Marian High School campus.
3. The need for a variance arises from identifying the highest and best use for a building that was constructed appropriately for such counseling services, but not zoned for such. There is adequate parking and life safety devices.
4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because the building is available for use, but rezoning the entire property would not be the highest and best use for the school.
5. The approval will not interfere substantially with the Mishawaka 2000 Plan because the plan identifies this area as open space, with one of the uses being schools, and this use is compatible with the school. The approval is consistent with the goals and objectives of the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _______ day of ______________________, 2019, at ______o'clock _____ .m.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ________day of ____________________2019, at _______ o'clock ___m.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _______ day of______________________, 2019, at _______o'clock ______.m.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

JAN 31 2019

CITY CLERK
MISHAWAKA, IN

RECEIVED
JAN 23 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

AP 19-03

January 22, 2019

Board of Zoning Appeals
City of Mishawaka, Indiana

The undersigned appellant respectfully shows the Board:

1. Diocese of Fort Wayne – South Bend, Inc is the owner of the following described real estate located within the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to-wit:

 Legal Description:
 Irr Tract In Ne Ne N Of Dragoon Trail Sec 20-37-3e 35.64 Ac M Or L
 Registered legal address for the entire property:
 1328 W. Dragoon Trl, Mishawaka, IN 46544
 Address for the building requesting a use variance:
 1316 W. Dragoon Trl, Mishawaka, IN 46544 ("building") Annotated in Attachment A.

2. The above-described real estate presently has a zoning classification of Residential R-1 District under the Zoning Ordinance of the City of Mishawaka.

3. Appellant presently has an agreement to occupy the above-described property in the following manner:

 The above described property will be used as an outpatient day treatment center providing Applied Behavior Analysis ("ABA") programs for children and adolescents diagnosed with Autism. The hours of operation are 8:00am-4:30am Monday thru Friday.

4. Appellant desires to *(Explain what is proposed that violates the Ordinance.)*
 According to the ordinance the building for the proposed service is required to be zoned as a commercial medical office building. The variance is requested to use the building for this purpose. The services provided are counseling, life skills, and education preparation. They are not medical in nature. The building is appropriately constructed, has ample parking, has the appropriate life safety devices to support the proposed services.

5. The Zoning Ordinance of the City of Mishawaka requires *(Explain ordinance requirements and note Section Number of the Ordinance.)*
 According to the ordinance the building for the proposed service is required to be zoned as a commercial medical office building. The variance is requested to use the building for this purpose. The services provided are counseling, life skills, and education preparation. They are not medical in nature. The building is appropriately constructed, has ample parking, has the appropriate life safety devices to support the proposed services.

6. Explain why strict adherence to the Ordinance requirements would create an unusual hardship.
 The building is properly constructed for the services proposed for the building the current building zoning will not allow for the proposed services. The failure to obtain the requested variance will negatively impact the potential for needed programs in the community.

7. Answer the following necessary questions for a **USE VARIANCE**:

 (1) Will approval be injurious to the public health, safety, morals or general welfare of the community? *YES OR NO and explain your reason why.*

 No. Approval of the use variance will allow the building to house an ABA clinical and educational program for children and adolescents with Autism. The program housed within the building provides treatment for autism creating a positive impact on the patients, their families, the local community, and society. Children and Adolescents attending programs at this facility are no different than the student population attending school at Marian High School, which is located on the grounds where the building is located. The program is based Applied Behavior Analysis which is the foremost proven and approved treatment modality for autism and is conducted under the supervision of trained and licensed professionals.

(2) Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner? *YES OR NO and explain your reason why.*

No. Approving the requested use variance will not significantly alter the population of children and adolescents currently attending school at Marian High School. Also, there are no residential structures or commercial business directly adjacent to the building as it is located on southwest corner of the Marian High School campus. The addition of these services will not negatively impact properties adjacent to the Marian High School campus. The building will be used as with no exterior changes or improvements and the current parking lots provide ample parking space.

(3) Does the need for the variance arise from some condition peculiar to the property involved? *YES OR NO and explain your reason why.*

No. The current building is zoned Residential R1 and was recently vacated by the historical inhabitants. However, the building is constructed to support an entity that provides outpatient day treatment ABA programs for children. Therefore, the variance is being requested to continue to provide the ABA programs in the building.

(4) Does strict application of the terms of this chapter constitute an unnecessary hardship if applied to the property for which the variance is sought? *YES OR NO and explain your reason why.*

Yes. Although the building is properly constructed for the services proposed for the building the current zoning will not allow for the proposed services.

(5) Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan? *YES OR NO and explain your reason why.*

No. The Mishawaka 2000 Comprehensive Plan does not specifically address plan for the annotated building. It only notates the campus the building is located upon as Education space. The proposed program for children and adolescent day treatment ABA services aligns with an education designation as the program employs education functions throughout the operation of the programs. The function of the proposed services will not impact current traffic patterns or create

WHEREFORE, Appellant respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested variance.

Signature of Property Owners Representative

Joshua Smith

Print Name Here

Signature of Property Owners Representative

Leanne Suarez

Leanne Suarez

Print Name Here

CONTACT PERSON:

Name: Joshua Smith
Address: 3226 Brunswick Square Drive, Mishawaka IN 46544
Day Phone Number: 843-609-5885
Fax Number: 574-635-3201
Email: Joshua.caerus@outlook.com

January 23, 2019

TO: Board of Zoning Appeals, City of Mishawaka, Indiana

FROM: Diocese of Fort Wayne – South Bend, INC

SUBJECT: Authorization Letter - Building Zoning Variance Request

I hereby give authorization for Joshua Smith and Leanne Suarez, the owners of Journey's Behavior Learning Center, LLC, to submit a Use Variance Request for the below listed building which is owned by the Diocese of Fort Wayne - South Bend, INC.

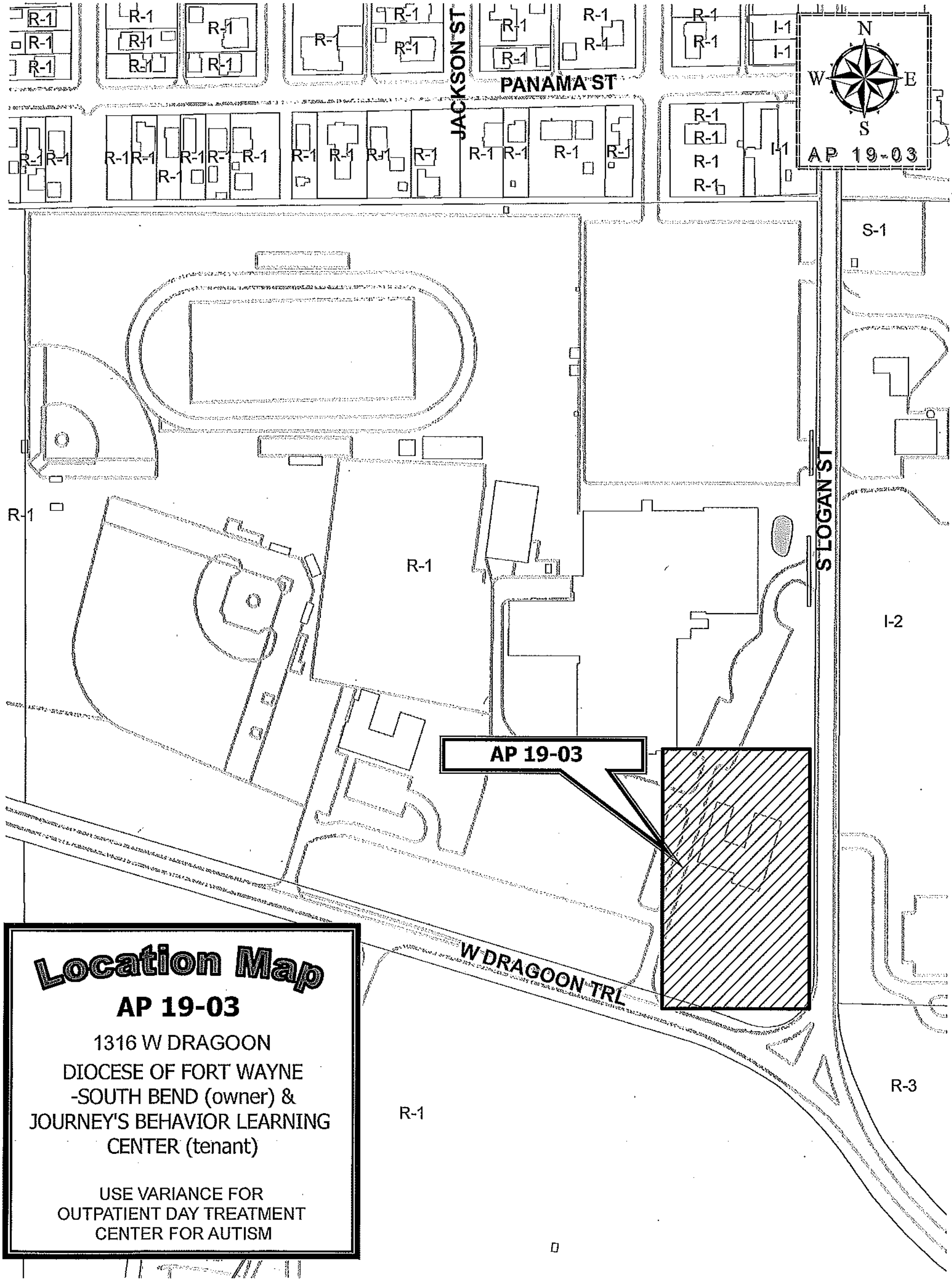
1316 W. Dragoon Trial
Mishawaka, IN 46544

This authorization is limited to submitting and completing the required processes outlined by the City of Mishawaka, Indiana for a Use Variance for the listed address.

Sincerely,

Signature

J. G. Ryan CFO
Print Name/Title



PANAMA ST
JACKSON ST
S LOGAN ST
W DRAGOON TRL
R-1
R-3
I-1
I-2
S-1
N
S
E
W
AP 19-03
AP 19-03
Location Map
AP 19-03
1316 W DRAGOON
DIOCESE OF FORT WAYNE
-SOUTH BEND (owner) &
JOURNEY'S BEHAVIOR LEARNING
CENTER (tenant)
USE VARIANCE FOR
OUTPATIENT DAY TREATMENT
CENTER FOR AUTISM

RECEIVED
DEBORAH S. BLOCK, MMC
JAN 10 2019
CITY CLERK
MISHAWAKA, IN

1st Reading 1-21-19
2nd Reading
Passed
Failed
Continued To

PETITION #18-31

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-02

ORDINANCE NO. ___________

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East in St. Joseph County, Indiana, described as follows: Beginning at a point in the center of Fir Road 180 feet west of the Northeast corner of said Section 27; thence West 476 feet; thence South 313.2 feet to the center of Fir Road; thence Northeast with the center of Fir Road 576.4 feet to the place of beginning. Also, all that portion of the right-of-way for Fir Road and Cleveland Road lying adjacent to said described parcel.

COMMON ADDRESS: 53013 Fir Road, Granger, IN 46530 and the adjacent right-of-way to include approximately 3.2 acres

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-6 Linear Office Commercial District.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions - The subject parcel is located along low to moderately travelled sections of Cleveland Road and Fir Road. Traffic volumes on these roadways are expected to increase due to commercial and residential development in the northwest part of the City. Cleveland Road does not currently serve as a major east-west corridor. However, Fir Road now serves as the primary gateway into the City from the Toll Road due the completion of Beacon Parkway to the north. Adjacent land uses include single-family residential properties and a medical office building to the north, a commercial property to the west occupied by a medical office, and agricultural property to the southeast.

2. Character of Buildings in Area - The character of buildings and land uses located along the Cleveland Road corridor between State Road 23 and Fir Road and along the Fir Road corridor between Beacon Parkway and University Drive vary greatly. Buildings and uses include low-density single family residential homes, an assisted living/memory care facility, an independent living senior facility, a residential apartment complex, a church, medical office buildings, and agricultural land.

Proposed Ordinance No. 2019-02

Ordinance No. __________

3. The most desirable/highest and best use – With the recent completion of Beacon Parkway to the north, commercial and multi-family residential development along Fir Road, and to a lesser extent along Cleveland Road, is expected to increase. Therefore, the most desirable use for the property is either commercial or multi-family residential reflecting the changing land use patterns in the area.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area. The proposed commercial use is compatible with the adjacent single-family residential and medical office uses.

5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed commercial use is reasonably consistent with adjacent and changing land uses along the Cleveland and Fir Road corridors.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _______ day of ________________, 2019, at ______ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of ________________, 2019, at _____ o'clock ____.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _______________, 2019, at _____ ______o'clock ______.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

NOV 28 2018

CITY CLERK
MISHAWAKA, IN

DATE: November 19, 2018

TO THE:
Honorable Members of the Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: Petition for Annexation and Zoning Classification

The undersigned FHS Investments, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:
A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East in St. Joseph County, Indiana, described as follows: Beginning at a point in the center of Fir Road 180 feet west of the Northeast corner of said Section 27; thence West 476 feet; thence South 313.2 feet to the center of Fir Road; thence Northeast with the center of Fir Road 576.4 feet to the place of beginning. Except: A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East, St. Joseph County, Indiana and being that part of the grantor's land lying within the right-of-way lines depicted on the attached right-of-way parcel plat, described as follows: Beginning at a point on the north line of said Section South 89°25'05" West 220.17 feet from the Northeast corner of said Section and which point of beginning is on the Northwest boundary of Fir Road; thence along the boundary of said Fir Road Southwesterly 325.91 feet along an arc to the right having a radius of 784.64 feet and subtended by a long chord having a bearing of South 52°14'59" West and a length of 323.57 feet; thence along said boundary South 64°08'56" West 196.82 feet to the West line of grantor's land; thence North 00°34'55" West 11.06 feet along said West line; thence North 64°08'56" East 192.10 feet; thence Northeasterly 218.92 feet along an arc to the left having a radius of 774.64 feet and subtended by a chord having a bearing of North 56°03'10" East and a length of 218.19 feet; thence North 18°08'01" West 32.98 feet; thence South 89°25'05" West 346.00 feet to the West line of grantor's land; thence North 00°34'55" West 35.00 feet along said West line to the north line of said Section; thence North 89°25'05" East 435.83 feet along said north line to the point of beginning and containing 0.460 acres more or less, inclusive of the presently existing right-of-way which contains 0.145 acres, more or less. Commonly described as 53013 Fir Road. LEGAL ATTACHED

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located 53013 Fir Road and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a Commercial C-6 District. Petitioners further state they intend to utilize said land for similar use as adjacent C-6 zoned property lying to the west.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s).

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a Commercial C-6 District.

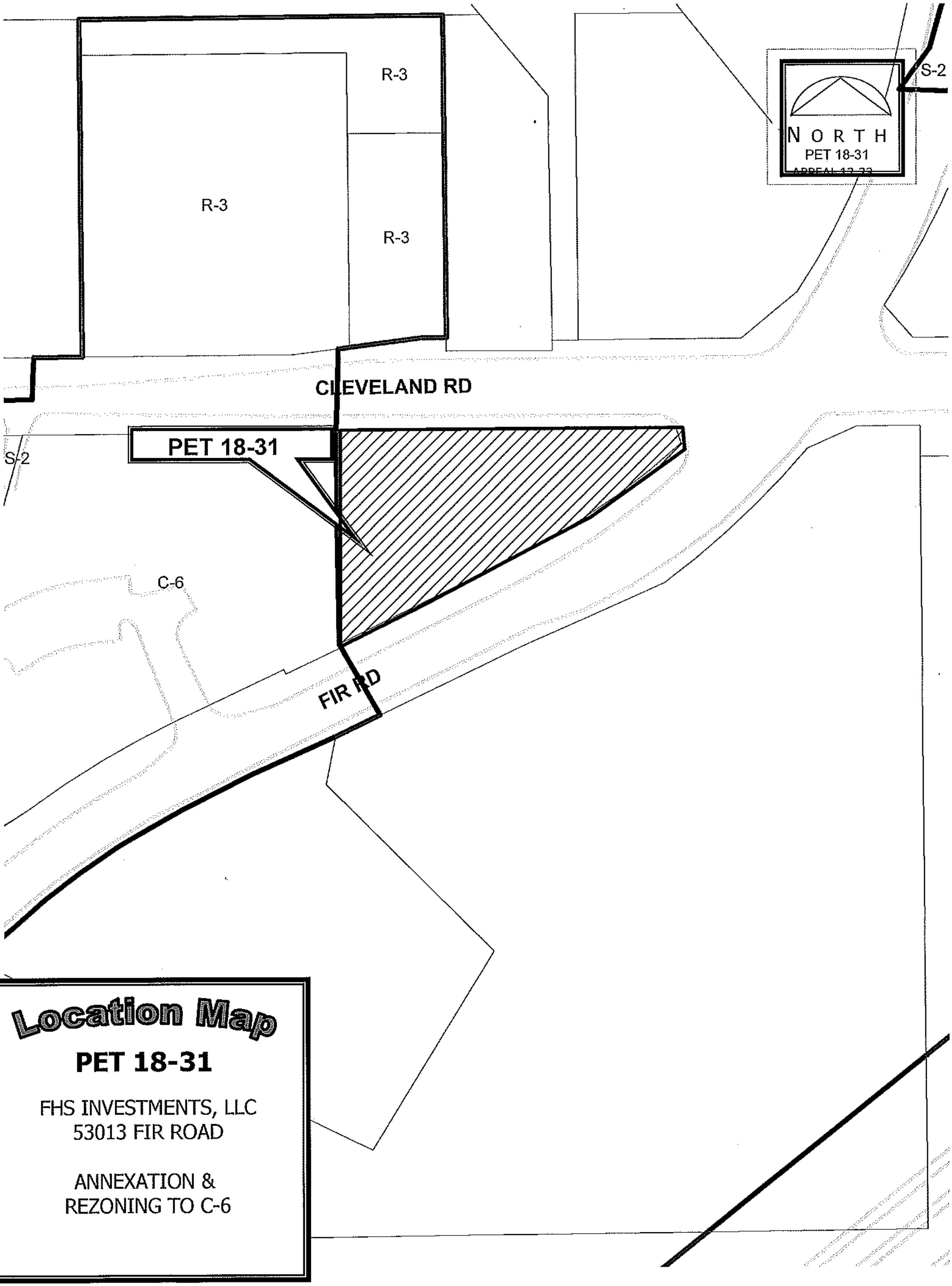
FHS Investment, LLC

Contact Person:
Lang, Feeney & Associates, Inc.
Terry Lang, RLS No. S-0523
715 South Michigan Street
South Bend, Indiana 46601

RECEIVED
NOV 21 2018
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

165 1831

A part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 38 North, Range 3 East in St. Joseph County, Indiana, described as follows: Beginning at a point in the center of Fir Road 180 feet west of the Northeast corner of said Section 27; thence West 476 feet; thence South 313.2 feet to the center of Fir Road; thence Northeast with the center of Fir Road 576.4 feet to the place of beginning. Also, all that portion of the right-of-way for Fir Road and Cleveland Road lying adjacent to said described parcel.



Location Map

PET 18-31

FHS INVESTMENTS, LLC
53013 FIR ROAD

ANNEXATION &
REZONING TO C-6

1st Reading 1-21-19
2nd Reading
Passed
Failed
Continued To

PETITION 18-34

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-03

ORDINANCE NO. _______

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the reclassification of the zoning as herein set forth of the real estate hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. Chapter 137, of the Municipal Code of the City of Mishawaka, commonly known as "The Zoning Ordinance of 1966", be, and the same is hereby amended as follows:

The following described real estate in the City of Mishawaka, Harris Township, St. Joseph County, State of Indiana, to-wit:

Beginning at an iron stake located on the South line of the Northwest Quarter of the Southeast Quarter of Section 27, Township 38 North, Range 3 East, and the center line of Fir Road and 495.7 feet North thereof and being the beginning point of this description; thence West and parallel with the South line of the Northwest Quarter of the Southeast Quarter of Section 27, Township 38 North, Range 3 East to an iron stake located on the North and South center line of said Section 27; thence North on said centerline a distance of 165 feet to an iron stake; thence East and parallel with the South line of the Northwest Quarter of the Southeast Quarter of Section 27, a distance of 1355.8 feet to the center line of Fir Road; thence South on the center line of Fir Road, a distance of 165 feet to the point of beginning.

COMMON ADDRESS: 6005 Fir Road

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow for a senior daycare.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions – The use will be located in an existing building which was previously used as an insurance office.
2. Character of Buildings in Area – There is a Health and Rehabilitation Center also included in the PUD. To the north is a 290 unit apartment project. The

character of the buildings located within this development and the surrounding area are residential.

3. The most desirable/highest and best use – Because of the parcel's location within an area that is mostly residential, the continuation of a service commercial business is the most desirable use for the property.

4. Conservation of property values - The proposed amendment will not be injurious to property values in the surrounding area, because the nature of the business is similar to that of the previous insurance office and not generate more traffic.

5. Comprehensive Plan- The proposed amendment is consistent with the Comprehensive Plan identifying this area for service commercial uses.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this __________day of ______________________, 2019, at _________ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _________ day of ____________________, 2019, at _________ o'clock ____.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _________ day of ___________________, 2019, at _________o'clock ____.M.

____
David A. Wood, Mayor

Petition #2018-34

12/18/2018

Honorable Members of the

Common Council

City of Mishawaka, Indiana

And

Mishawaka City Plan Commission

City of Mishawaka, Indiana

RECEIVED
DEBORAH S. BLOCK MMC

DEC 28 2018

CITY CLERK
MISHAWAKA, IN

PETITION FOR PUD AMENDMENT

Darin Hurn

Property address

6005 North Fir road

Granger

46530

Tax ID No.

30-1012-0164

71-04-27-378-059.000-036

Legal description

S END N END NW SE 27 38 3E 5 AC

Existing property was rented to a Insurance company. I respectfully request that I can use the house to accommodate a Senior Daycare, ~~hours of operation will be 7am to 6pm.~~

Darin Hurn

Darin Hurn

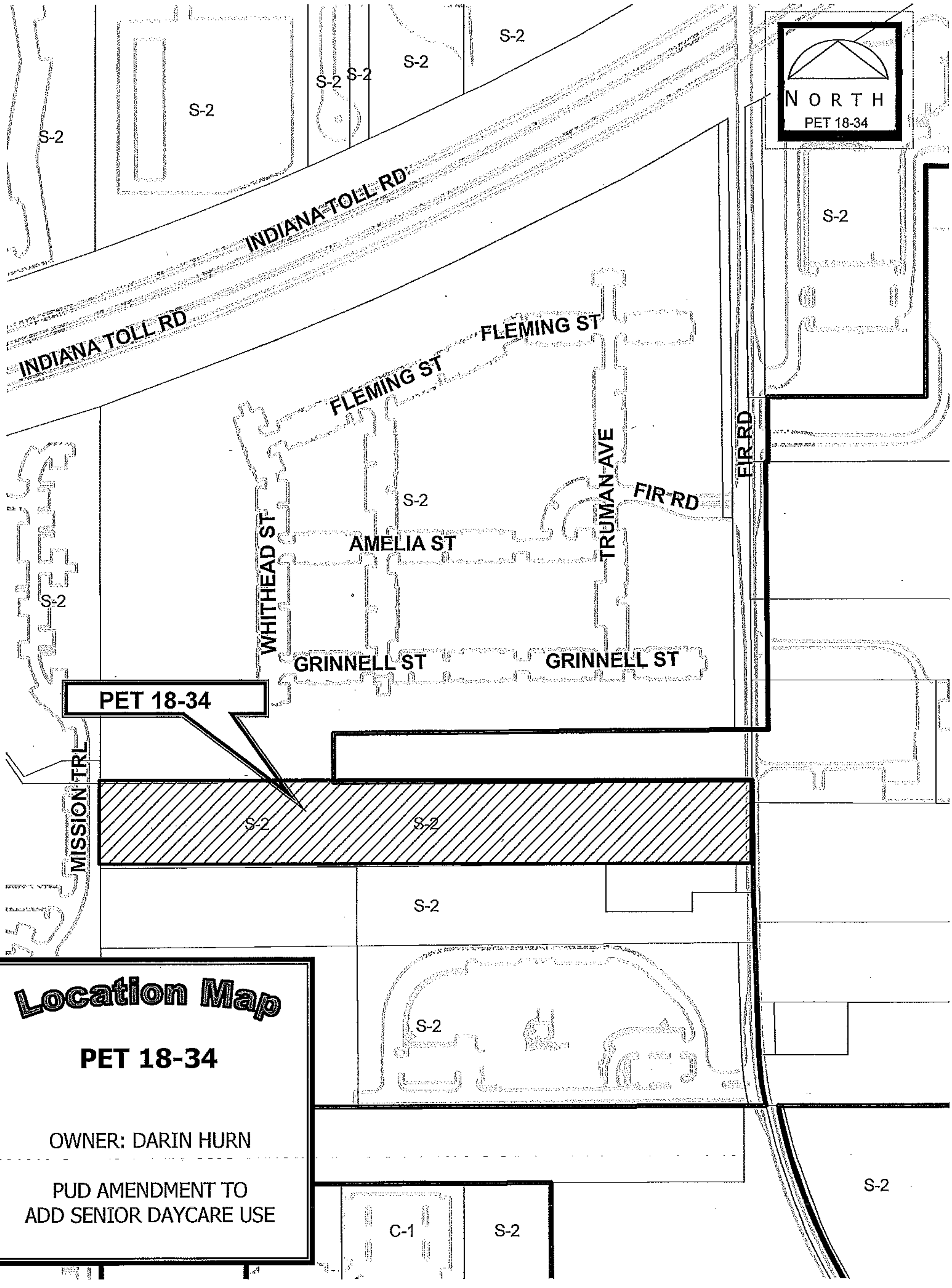
10982 Lakeshore drive

Osceola, In

46530

574 303 2455

darin@currentclassics23.com



Location Map

PET 18-34

OWNER: DARIN HURN

PUD AMENDMENT TO
ADD SENIOR DAYCARE USE