AGENDA

Monday, April 1, 2019

Mishawaka School Board Member

Amanda Roberts/Update to Council

6:00PM

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**
3. **Roll Call**
4. **Approval of the Minutes of the Previous Regular Meeting**

   March 18, 2019

5. **Petitions, Communications, Remonstrance and Memorials**

   Appeal No. 2019-13 Use Variance for 175' Monopole Communication Broadcasting Tower (cell tower) 2506 Grape Rd Humane Society

   Petition No. 2019-04 Rezone from C-1 Commercial to R-2 Two Family Res. 1211 W. Sixth St. (former Jerry's Pub)

   Petition No. 2019-05 Rezone from R-1 Res to I-1 Light Ind for Mini Storage Warehousing 215 & 217 S Elder

   Presentation of Tax Increment Finance Report for 2018

   Presentation of Outstanding and Unpaid Checks for a Period of 2 years to be voided.

6. **Report of Special Committee**
7. **Ordinances on First Reading**
8. **Resolutions**

   R2019-13 Adopting St. Joseph County Multi-Hazard Mitigation Plan

   R2019-14 Tax Abatement Compliance Reports for 2018

9. **Ordinances on Second Reading**

   P.O. NO. 2019-07 Rezoning from I-2 Heavy Industrial to R-1 Single Family Res. Vacant Property - 13880 Scout Lane (Assigned to Land Use Planning Committee)

P.O. NO. 2019-08 PUD Amendment to allow Microblading/Semi-Permanent Makeup University Gardens - 6910 N. Main St. - Unit 13D

10. Privilege of the Floor – Non-Agenda Items

11. Unfinished Business

R2019-08 Use Variance for Temporary Sales Trailer - SE Corner of Front and Spring Streets

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
March 18, 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 March 18, 2019, at 7:00 p.m. The meeting was called to order by President Dale “Woody” 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 March 04, 2019 were approved as received from the Clerk’s Office.

Clerk Block read the following letters from the Board of Zoning Appeals and the City Plan Commission regarding their recommendations from their March 12, 2019 meeting.

APPEAL #19-04 An appeal submitted by F&C Mishawaka Development, LLC, requesting a Use Variance for **216 North Spring Street** to allow for a temporary sales trailer through December 31, 2019.

The Board, with a vote of 4-0, recommended approval subject to the following:

1. A site plan with exact placement and dimensioned setbacks must be submitted before a permit can be issued.

2. Details on the mounting or placing of the trailers must be submitted before a permit can be issued.

3. After the trailer is removed, restore any disturbed area.

APPEAL #19-05 An appeal submitted by Lodder Dieter W & Monika M Living Trust on behalf of ABI Attachments, Inc., requesting a Use Variance for **520 South Byrkit Avenue** to allow trailer sales in I-2 Heavy Industrial Zoning District.

The Board, with a vote of 4-0, recommended approval subject to the following:

1. No on-site signage advertising trailer/vehicle sales.

APPEAL #19-06 An appeal submitted by Ahmed Jojo requesting a Use Variance for vacant lot south of **519 Ell Street** to permit an accessory structure without a primary structure on the lot.

The Board, with a vote of 4-0, recommended approval subject to the following:

1. If the properties are not sold at the same time, or to the same owner, the second storage shed on 517 Ell Street will be removed.

APPEAL #19-08 An appeal submitted by Gates Automotive Group on behalf of University Park Mall LLC requesting a Use Variance for **6501 Grape Road** to permit three (3) separate off-site Used Car Sales as follows: ten (10) days in May, ten (10) days in June, and ten (10) days in August for three (3) consecutive years, with temporary signage including banners, and two (2) mobile office facilities for business transactions and securing of valuables.

The Board with a vote of 4-0, recommended approval subject to the following:

USES:
- The event shall be limited to the display and sales of automobiles and light trucks for three (3) ten (10) day periods (dates to be determined) in May, June, and August of 2019, 2020, and 2021 as presented.

SITE PLAN:
- A site plan/layout shall be submitted identifying the location of display areas, visitor parking, tents portable toilets, temporary lighting, and other related temporary improvements subject to staff review and approval. Written approval of the site plan/layout shall be required from University Park Mall, LLC.

ACCESS/TRAFFIC CONTROL REQUIREMENTS:
- Access to the event use shall be through existing mall entrances. Additional restrictions may be requested by the City of Mishawaka the Director of Engineering as deemed appropriate as part of the review of a site plan/layout. The City of Mishawaka Police Department may also request any modifications to layout, parking, access, or attention devices during the event if it is deemed problematic to through traffic, or any safety issue is identified.
- **All mall service drives shall remain open at all times.**

SETBACKS:
- All tents, display/parking areas, portable toilets and large inflatable balloons shall be setback a minimum of 25 feet from any road right-of-way and 10 feet from any internal access drive.

SIGNAGE/ATTENTION DEVICES:
- A plan identifying the location and type of all signage/attention devices shall be submitted subject to staff review and approval. A maximum of two (2) temporary signs no larger than 4’ X 8’ shall be permitted on Grape Road. A maximum of two temporary signs shall be permitted along State Road 23. **No inflatable air balloons shall be permitted.** All signs and attention getting devices shall not flash or be animated where they are overtly distracting to the motoring public. Internal directional signs shall also

be permitted as necessary provided they are not visible from surrounding major roadways

APPEAL #19-09 An appeal submitted by JLJ Group LLC, on behalf of Charles S. Hayes Inc., dba Hayes Towers, requesting a Conditional Use at .30 acres of **500 Union Street** to permit a 185' communications (cell) tower.

The Board, with a vote of 4-0, recommended approval subject to the following:

1. The monopole tower shall not exceed more than 185 ft. in height including all attached appurtenances and/or antenna.

2. A 6' minimum to 8' maximum high security fence with vinyl slats shall be provided around the base of the tower to fully enclose all future buildings and equipment. Barbed wire may be utilized.

3. An Administrative Site Plan shall be submitted for the property. The site plan shall be consistent with the preliminary site plan as submitted.

4. A recorded ingress/egress easement, or equivalent documentation, showing legal access between the compound area and the Union Street public right-of-way shall be provided prior to site plan approval or issuance of an improvement location permit.

5. The proposed access drive between the vacated portion of Union Street and the access gate into the compound shall be paved.

6. A storm water drainage plan shall be submitted to include an adequate system and means to capture all runoff from the new impervious surface areas.

PETITION #19-02 A petition submitted by James Douglas Cole requesting to rezone **13880 Scout Lane** from I-2 Heavy Industrial District to R-1 Single Family Residential District.

The Commission, with a vote of 6-0, recommended approval.

PETITION #19-03 A petition submitted by Thomas J. and Kathleen A. Herrman requesting to amend the University Gardens Planned Unit Development, **6910 North Main Street, Granger**, to allow for microblading/semi-permanent make-up services.

The Commission, with a vote of 7-0, recommended approval.

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

PROPOSED ORDINANCE NO. 2019-07

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.
(Rez 1-2 to R-1 Vacant Property 13880 Scout Lane)
(Assigned to the Land Use Planning Committee)

PROPOSED ORDINANCE NO. 2019-08

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.
(PUD Amd Micro blading/semi-permanent Makeup University Gardens 6910 N. Main St.)
(Assigned to the Land Use Planning Committee)

Clerk Block read the following resolutions by title and were opened for public hearing.

RESOLUTION NO. 2019-07

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:

16525 Arthur Street and 52781 Grape Road, Granger, IN 46530 and the adjacent Arthur Road and Grape Road right-of-way to include approximately 3.4 acres

Ken Prince, City Planner said the parcel was 3.39 acres located at the southwest corner of Arthur and Grape Road. He said to annex property the state law required the property to be at least 12.5 percent contiguous to the city; this property was over 18 percent contiguous. Mr. Prince stated they distributed the annexation to all departments, they indicated they could service the property with the existing on-going operation expense. He said any physical improvements required in conjunction with proposed townhouses and single-family homes would be at the expense of the developer.

Terry Lang, Lang, Feeney & Associates was present for questions.

Question was called for at 7:09 P.M. for **RESOLUTION NO. 2019-07** **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.**

RESOLUTION NO. 2019-08

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:

Southeast Corner Front and Spring Streets, Mishawaka, Indiana
(Use Variance for Temporary Trailer)

Petitioner was not present. Mr. Compton made a motion to continue Resolution No. 2019-08 to the April 1st meeting second by Mr. Mammolenti motion carried.

RESOLUTION NO. 2019-09

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:
520 South Byrkit Avenue
(UV for trailer sales in I-2 Heavy Industrial)

John Diling, Vice President of Finance for ABI Attachments said they were seeking to obtain a dealer license from the Secretary of State to sell water trailers through their business. He explained the trailers would never be located on the property, they buy the trailers through a vendor from Texas and they shipped the trailers directly to the customers. Mr. Diling said the property needed to be zoned appropriately as required from the Secretary of State to receive a dealer license. He stated again the vehicles would never be on site, it was a formality to receive the license.

Mrs. Voelker asked to confirm there would never be a trailer on the property. Mr. Diling replied yes. He explained they were large water trailers for farmers and equestrian riders manufactured in Texas, which were DOT approved and required licensing.

Question was called at 7:14 P.M. for **RESOLUTION NO. 2019-09** **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.**

RESOLUTION NO. 2019-10

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:

517 Ell Street, Mishawaka, Indiana
(Use Variance Accessory Structure w/o Primary Structure)

Ahmed Jojo, 517 N. Pine Street said he owned 517 Ell Street directly behind his home. He continued to say he purchased the property in 2000 and demolished the home on the property to give his children a place to play. Mr. Jojo said he plans on building a shed for personal use for storage.

Mr. Tanner asked was Mr. Jojo in agreement to demolish the structure if property were sold. Mr. Jojo replied yes, he understood that was the agreement. He continued to say he owned both properties which were two different parcels, if he decided to sell both parcels at once he understood the next owner could keep the variance. Mr. Jojo said he understood if he sold his home he would have to remove the shed.

Mr. Mammolenti questioned the access point to the shed. Mr. Jojo explained he would access the shed from Ell Street.

Question was called for at 7:18 P.M. for **RESOLUTION NO. 2019-10 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.**

RESOLUTION NO. 2019-11

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:

6501 Grape Road, Mishawaka, Indiana
(UV allow car sales for 10 day annual event for 3 years)

Clint Emberton, General Manager of Gates Automotive Group said they were requesting the use variance in the University Park Mall parking lot north of JCPenney. He continued to say they were using the same boundaries they have used for the last 10 years. Mr. Emberton said they received written consent from Simon Properties to use the site subject to council approval. He said since 2010 they have enjoyed the working partnership with the University Park Mall. Mr. Emberton mentioned for the last 7 years they have requested the variance, records show there has not been any issues. He said Gates respectively request a subsequent 3-year approval and subject to the same guidelines from their 2016 request.

Mrs. Voelker asked how many cars did they sale during the event. Mr. Emberton said 250 cars in a week.

Mr. Banicki thanked Mr. Emberton for being a man of his word. He continued to thank the Gates family for their generosity to the community and taking care of their property on McKinley Ave.

Mr. Mammolenti asked did they replenish the lot after they sell so many cars. Mr. Emberton said there was always inventory coming back as inventory leaves during the event. He continued say generally they had 300 to 350 cars on the lot, they try to keep it full all week. Mr. Mammolenti also questioned how many drivers they had to drive cars to and from the lot. Mr. Emberton said they had 50 to 60 drivers moving cars Sunday morning before much traffic began; they were usually set up and gone by noon. He mentioned in the last 7 years they have not had any accidents.

Question was called for at 7:25 P.M. for **RESOLUTION NO. 2019-11 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.**

<u>RESOLUTION NO. 2019-12</u>

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:

500 South Union Street, Mishawaka, Indiana
(Conditional Use to permit Cell Tower)

Anne Hayes, Hayes Towers said they were requesting to build a cell tower in an area zoned I-2 located at 500 Union Street. Ms. Hayes shared facts regarding the daily use of cell phones. She said over 50 percent of households no longer had land lines in the United States and the number continued to increase. Ms. Hayes continued to say approximately 70 percent of emergency calls were made from cell phones. She stated those two facts help to underly the importance of a reliable cellular network. Ms. Hayes said the tower they were proposing to build would accommodate all four major carriers, first carrier to locate on the tower would be T-Mobile. She mentioned T-Mobile wanted this location specifically to alleviate some of the coverage and compacity gaps which currently existed. Ms. Hayes explained once T-Mobile had their antennas on the tower, their user would have a far enhanced experience. She described the tower be a 185-foot monopole; it would not need to be lit. Ms. Hayes provided a picture of the tower the council approved a couple years ago on Grape and Day Road. She mentioned she worked closely with Ken Prince, City Planner and his staff and she also met with President Emmons as this tower would be in his jurisdiction, she received their support.

Mrs. Voelker asked would AT&T locate on the tower. Ms. Hayes said she hoped so, T-Mobile was their confirmed locator at this time. She recommended if there is a dead zone call your carrier to make them aware of the need.

Mr. Compton said he liked the location. He mentioned there was one proposed in the past on the Dodge property towards the residential area. Mr. Compton said they did not approve of it. He expressed his support. Ms. Hayes said Ken Prince helped them choose the location.

Mr. Emmons expressed his appreciation for contacting him in advance before presenting it to the council.

Question was called for at 7:31 P.M. for **RESOLUTION NO. 2019-12 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 ordinance by title and opened the public hearing.

PROPOSED ORDINANCE NO. 2019-06

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE
(Annex & Zone R-1 & R-3 6 Singles Family Res & 7 Townhomes 1625 Arthur St. & 52781 Grape Rd.)
(Assigned to the Land Use Planning Committee)
VOTE ONLY

Mr. Hixenbaugh 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. Tanner motion carried.

Question was caller for at 7:33P.M.for **PROPOSED ORDINANCE NO. 2019-06 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.**

NEW BUSINESS

Mr. Mammolenti and Ms. Petko Reisdorf announced the Twinbranch neighborhood meeting would be held at Twinbranch school on March 20th at 7:00P.M. They said speaker would be Park Superintendent Phil Blasko.

Mr. Emmons announced the 1st District meeting would be on March 21st at St. Bavos at 7:00 P.M., speaker would be State Representative Ross Deal.

ADJOURNMENT 7:38 P.M.

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

RECEIVED
DEBORAH S. BLOCK, MMC

MAR 27 2019

CITY CLERK
MISHAWAKA, IN

Date: March 18, 2019

To: City of Mishawaka, Indiana

The undersigned appellant respectfully shows the Board:

1. I, Humane Society of St. Joseph County, am the owner of the following described real estate located within the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to wit: 2506 Grape Road, Mishawaka IN, 46545:

   A parcel of land bounded by a line running as follows: Beginning at a point Five Hundred Forty (540) feet North of the Southwest corner of the Southeast Quarter (1/4) of Section Four (4), Township Thirty-seven (37) North, Range Three (3) East; thence East parallel with the South line of said Section Four (4) Four Hundred Sixty-one (461) feet; thence North Four Hundred Fifty-four and Eighty-seven Hundredths (454.87) feet, more or less; thence West Four Hundred Sixty-one (461) feet to the West line of the Southeast Quarter (1/4) of said Section Four (4); thence South along the West line of the Southeast Quarter (1/4) of said Section Four (4) Four Hundred Forty-Nine and Six Tenths (449.6) feet to the place of beginning. Less and Except therefrom that portion of the property conveyed to the City of Mishawaka, Indiana, by Corporate Warranty Deed dated October 8, 1987 and recorded November 10, 1987 as Instrument No. 8736059.

AP 19-13
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COMMUNITY DEVELOPMENT

2. The above described real estate presently has a zoning classification of C-1, General Commercial District under the Zoning Ordinance of the City of Mishawaka.

3. Appellant presently occupies the above described property in the following manner: Humane Society – a nonprofit animal care facility that sees over 3,350 animals each year. Operating the Department of Animal Welfare, the Humane Society of St. Joseph County's Humane Officers respond to over 4,600 cruelty, neglect, nuisance and abuse calls each year

4. Appellant desires to construct a 175 foot monopole, and to install three (3) wireless telecommunications antennas on the monopole at 2506 Grape Road. The antenna array will consist of three (3) flat panel antennas. Each antenna is approximately 99.7 inches tall and 13.7 inches wide and 8.2 inches deep. A fenced compound will also be constructed at the base of the monopole, within which an AT&T equipment shelter and generator will be located. The monopole will be designed to accommodate a total of four (4) carriers.

5. The Zoning Ordinance of the City of Mishawaka requires a Use Variance in order to construct a use other than those specifically permitted under Section 137-379(b).

6. Strict adherence to the Ordinance requirements will create an unusual hardship by effectively preventing AT&T from expanding and improving its network and in providing optimal voice and

data streaming services, as well as reliable E-911 services, to businesses and residents within the surrounding area.

7. Use Variance Proofs

   A. **Will Approval be injurious to the public health, safety, morals or general welfare of the Community:**
   NO. The site is fully developed and adequately served with existing infrastructure improvements. The proposed facility will not generate any traffic, will generate no emissions, and will not place any undue demand on existing utility facilities. There will therefore be no adverse impact on the adjacent property or neighborhood.

   B. **Will the use and value of the area adjacent to property included in the Variance be affected in a substantially adverse manner?**
   NO. Approval of the telecommunications facility will have no negative impact on the use and value of surrounding properties. The property is commercial in nature and the addition of a telecommunications facility as an accessory use, will in fact provide a direct and tangible benefit through the provision of wireless communication service to the area.

   C. **Does the need for the variance arise from some condition peculiar to the property involved?**
   YES. The condition that gives rise to the need for a variance is the specific zoning designation of the subject property itself.

   D. **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. Strict application of Section 137-379(b) of the Zoning Ordinance would limit the full use and enjoyment of the subject property, and prevent the highest and best use of the property, which is an ideal location for the citing of telecommunications facility that will be a direct benefit to the present business located on the property, and its customers.

   E. **Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan?**
   NO. The Comprehensive Plan recognizes the value and benefits of a strong commercial sector, and a reliable and robust wireless telecommunications network is vital to maintaining and growing that sector of the community.

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

____

Andy Fitz / Mastec Network Solutions on behalf of the property owner

Contact Person: Andy Fitz, 1351 E .Irving Park Road, Itasca, IL. 60143, 773-368-0109
andy.fitz@mastec.com

Humane Society
of Saint Joseph County

March 13, 2019

To: City of Mishawaka

RE: **Authorization to file for Permits Carrier: AT&T GRANMI1786**
Agent: Mastec Network Solutions
Site Address: 2506 Grape Road, Mishawaka

To whom it may concern:

The Humane Society of Joseph County hereby grants Mastec Network Solutions (Agent) and AT&T (Wireless Carrier) authority to obtain any necessary approvals and permits for the construction of a wireless telecommunications facility at the above referenced site.

Should you have any questions please do not hesitate to contact me.

Sincerely,

Genny Carlson
Executive Director
Humane Society of St. Joseph County
2506 Grape Rd.
Mishawaka, IN 46545

AP 19-13

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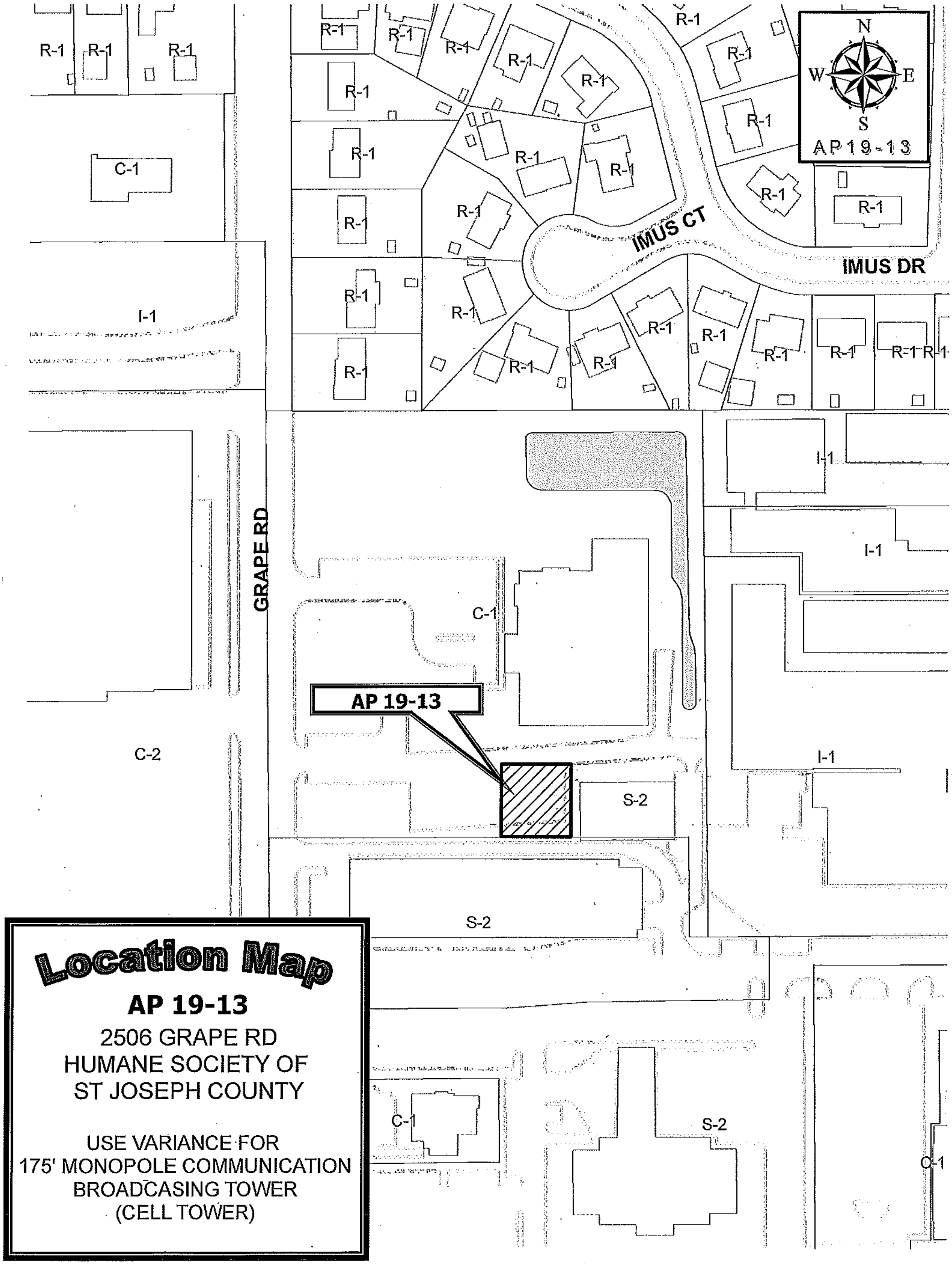
COMMUNITY DEVELOPMENT


Location Map
AP 19-13
2506 GRAPE RD
HUMANE SOCIETY OF
ST JOSEPH COUNTY
USE VARIANCE FOR
175' MONOPOLE COMMUNICATION
BROADCASING TOWER
(CELL TOWER)
N
W
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AP 19-13
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DEBORAH S. BLOCK, MMC

MAR 27 2019

CITY CLERK
MISHAWAKA, IN

RECEIVED
MAR 19 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Pet 19-04

March 11th, 2019

Honorable Members of the
Common Council,
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana.

RE: PETITION TO REZONE - Parcel ID 71-09-16-310-011.000-023

The undersigned KISO INC. respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit

Parcel ID 71-09-16-310-011.000-023; LOT NUMBERED FIFTY-EIGHT (58) AS SHOWN ON THE RECORDED PLAT OF MANOKA PLACE, AN ADDITION TO THE CITY OF MISHAWAKA, RECORDED IN PLAT BOOK 9, PAGE 1 IN THE OFFICE OF THE RECORDER OF SAINT JOSEPH COUNTY, INDIANA currently located at 1211 WEST 6TH ST., MISHAWAKA, IN 46544.

Petitioners own one hundred percent (100%) of the above described parcel of land which carries a zoning classification of C. Said property is currently vacant.

Petitioner(s) desire said real estate to be rezoned to R-2 District. Petition(s) further state that they intend to utilize said land for multifamily housing.

Wherefore the petitioner(s) 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 rezoning the above described parcel of land located in the City of Mishawaka.

Ruth

for KISO, INC.
Property Owner.

CONTACT PERSON:
Name: Ruth Sila
Address: 10994 Fairview Ave., Osceola IN 46561
Phone Number: 404-731-8391
Email: rksila@gmail.com

N
W
E
S
PET 19-04
S LOGAN ST
COLUMBIA ST
HARRISON ST
W SIXTH ST
PET 19-04
C-1
W SEVENTH ST
Location Map
PET 19-04
1211 W SIXTH ST
(former Jerry's Pub)
REZONE FROM
C-1 GENERAL COMMERCIAL
TO R-2 TWO FAMILY RESIDENTIAL

RECEIVED
DEBORAH S. BLOCK, MMC
MAR 27 2019
CITY CLERK
MISHAWAKA, IN

RECEIVED
MAR 20 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Pet 19-05

March 20, 2019

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

Re: Petition for Rezone

The undersigned, Marc Campbell respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph County, Indiana, to wit:
Beginning at a point twenty (20) feet south of the right of way of the New York Central Lines, where the same is crossed by the east line of the East Half (1/2) of the West Half (1/2) of Section Eighteen (18), Township Thirty-seven (37) North, Range Four (4) East; thence running south four (4) rods; thence west forty (40) rods; thence north four (4) rods; thence east forty (40) rods; thence east forty (40) rods to the place of beginning. Commonly described as 215 S Elder Street, Tax ID 016-1107-4168; Also a tract of land in the West Half (1/2) of the Northwest Quarter (1/4) of Section eighteen (18), Township thirty-seven (37) North, Range four (4) East described as: Beginning at a point on the east line of said Half Quarter Section, five hundred eighty-five (585) feet north of a stone marking the southeast corner of said Half Quarter Section, thence north along the east line of said Half Quarter Section a distance of sixty-six (66) feet, thence west parallel with the right-of-way of the New York Central Railroad Company crossing said Section, six hundred sixty-two and sixty-two hundredths (662.65) feet, more or less, to the center line of said Half Quarter Section, thence south sixty-six (66) feet, thence east six hundred sixty-two and sixty-five hundredths (662.65) feet, more or less, to the place of beginning, containing one (1) acre, more or less and being designated as Lot Numbered Two (2) on the unrecorded plat of Ward's Subdivision, in St. Joseph County, Indiana. Also, a tract of land five (5) feet in width, north and south and one hundredth fifty (150) feet in length, east and west, taken out of and from the southeast corner of the following described tract, to-wit: A lot or parcel of land in the West Half (1/2) of the Northwest Quarter (1/4) of Section numbered eighteen (18), Township thirty-seven (37) North, Range four (4) east described as follows: beginning at a point twenty (20) feet south of the intersection of the south line of the right of way of the New York Central Railroad Company with the west line of the East Half (1/2) of the West Half (1/2) of said Section eighteen (18); thence south four (4) rods; thence west forty (40) rods; thence north four (4) rods; thence east four (40) rods to the place of beginning, now within and a part of the City of Mishawaka. Commonly described as 217 S Elder Street, Tax ID 016-016-1107-4169.

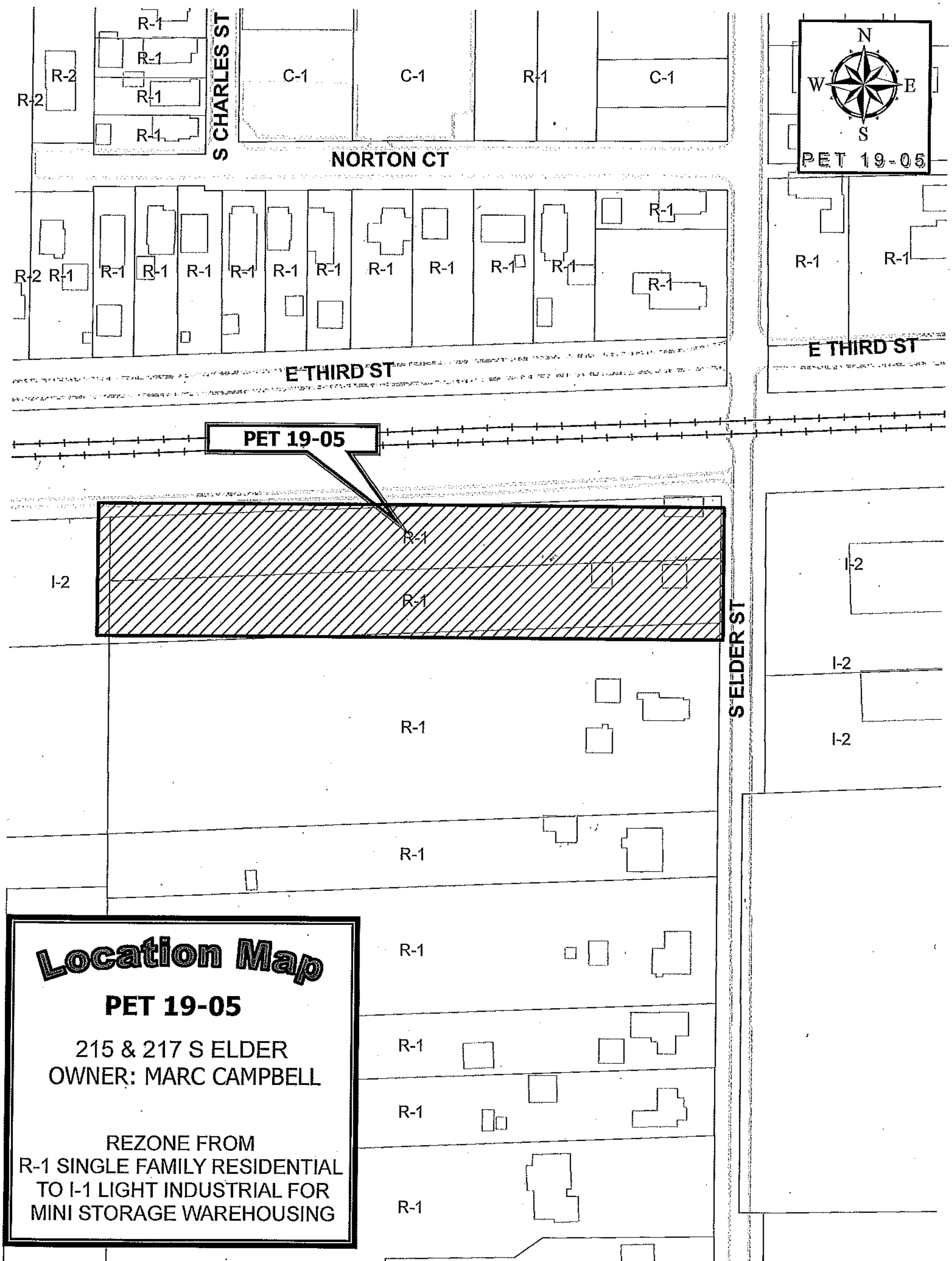
Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of R-1 Single Family Residential District. Said property is residential containing a house and garage.

Petitioner(s) desire said real estate to be rezoned to L-1 Light Industrial District.
Petitioner(s) further state that they intend to utilize said land for mini self-storage facility to serve the surrounding community.

Wherefore, the 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 rezoning the above described parcel of real estate located in the City of Mishawaka.

Marc Campbell

CONTACT PERSON:
Lang, Feeney & Associates, Inc.
Terance D. Lang
715 South Michigan Street
South Bend, Indiana 46601
Phone: 574-233-1841



S CHARLES ST
NORTON CT
E THIRD ST
E THIRD ST
S ELDER ST
C-1
C-1
R-1
C-1
R-2
R-1
I-2
I-1
PET 19-05
PET 19-05
N
S
E
W
Location Map
PET 19-05
215 & 217 S ELDER
OWNER: MARC CAMPBELL
REZONE FROM
R-1 SINGLE FAMILY RESIDENTIAL
TO I-1 LIGHT INDUSTRIAL FOR
MINI STORAGE WAREHOUSING

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller
Kurt Vardaman, Deputy Controller

Date: March 28, 2019

To: Honorable Members of the Common Council

From: Rebecca Miller rsm

Re: Report on 2018 TIF districts due to Fiscal Body

On the agenda for Monday's meeting is the TIF annual report required by the Department of Local Government Finance (DLGF), which details financial items concerning our Consolidated TIF district. The Gateway website is used to report the information to the State.

Formatted report output is not available yet from the site. Therefore, what is being presented is a compilation of the various input screens from the module.

Please contact me with any questions.

RECEIVED
DEBORAH S. BLOCK MMC
MAR 28 2019
CITY CLERK
MISHAWAKA, IN

c: David A. Wood, Mayor
Ken Prince, Executive Director

Gateway TIF Management - Redevelopment Report

2019 submission for subject year 2018

Mishawaka Civil City, St. Joseph County

MISHAWAKA REDEVELOPMENT COMMISSION

This unit has reported 1 TIF Districts

Personnel

Active Commissioners as of 12/31/2018

Name	*Title*	*Active at Year Start*	*Active Start Date*	*Active at Year End*	*Active End Date*
Kris Ermeti	Secretary	Yes		Yes	
Lindsey Jon Kintner	member	Yes		Yes	
Gary O'Dell	Vice President	Yes		Yes	
Bill Pemberton	member (non voting)	Yes		Yes	
Jim Pingel	President	Yes		Yes	
Janet Whitfield-Hyduk	member	Yes		Yes	

Commissioners Removed in Prior Year

Name	*Title*	*Active at Year Start*	*Active Start Date*	*Active at Year End*	*Active End Date*
M. Gilbert Eberhart	member	Yes		No	12/31/2017

Employees

Name	*Amount*	*Salary/Compensation*
Terry Hogman	$60,483.00	Salary
Rebecca Miller	$75,404.00	Salary
Marilyn Nelums-Jones	$38,548.00	Salary
Ken Prince	$75,404.00	Salary
Roger Shields	$54,821.00	Salary
Laura Viramontes	$50,192.00	Salary

Finances

TIF District Expenditures & Revenues

TIF District	*Revenue Received*	*Expenses Paid*
T71623 - MISHAWAKA CONSOLIDATED	$20,975,673.06	$24,086,017.61
Total:	**$20,975,673.06**	**$24,086,017.61**

Redevelopment Expenditures

Category	*Subcategory*	*Expenditure Code*	*Description*	*Amount*
Debt Service	Payments on Bonds and Other Debt Principal	D403	Battell Center	$30,000.00

Gateway TIF Management - Redevelopment Report

Debt Service	Payments on Bonds and Other Debt Principal	D401	Mill at Ironworks	$2,115,000.00
Debt Service	Payments on Bonds and Other Interest	D404	Battell Center	$18,150.00
Debt Service	Payments on Bonds and Other Interest	D401	Mill at Ironworks	$183,693.75
Capital Outlays	Construction	D506	Transfer to Sewer Improvement	$3,360,000.00
Services and Charges	Other Services and Charges	D301	Refund Dark Store and misc appeals	$1,924,801.43
Services and Charges	Professional Services	D301	Dark Store appeals	$68,705.68
Capital Outlays	Other Capital Outlays	D508	Donaldson Ave	$502,877.40
Services and Charges	Other Services and Charges	D301	Misc contractual	$506,895.65
Capital Outlays	Other Capital Outlays	D508	Central Park Stage and Band Shell	$419,679.09
Capital Outlays	Other Capital Outlays	D508	Long Term Control Plan	$1,399,608.67
Capital Outlays	Other Capital Outlays	D508	Merrifield Park and Castle Manor	$502,265.71
Capital Outlays	Other Capital Outlays	D508	Juday Creek Wellfield	$2,226,202.15
Capital Outlays	Other Capital Outlays	D508	Grape and Douglas ROW	$1,598,971.63
Capital Outlays	Infrastructure	D502	The Mill at Ironworks	$852,384.23
Capital Outlays	Other Capital Outlays	D508	12th Street Improvements	$640,352.61
Capital Outlays	Other Capital Outlays	D508	Douglas Road Widening	$5,078,627.93
Capital Outlays	Other Capital Outlays	D508	Main St. Improvements	$848,971.50
Capital Outlays	Other Capital Outlays	D508	Misc projects	$1,808,830.18

Grants/Loans

None

Final Notes

None

Fund Balances

Expand All Collapse All

Fund Name	*TIF Name*	*Notes*	*Balance*
CONSOLIDATED TIF AREA	**Total**		**$13,334,986.44**
Total			**$13,334,986.44**

T71623 - MISHAWAKA CONSOLIDATED

Original Establishment Area:

Consolidated Area

Indiana Code under which the TIF district is established:

IC 36-7-14

This TIF district is part of the following:

Economic redevelopment area

Establishment Date:

03/24/2014

Expiration Date:

02/01/2040

Description:

None

Expansion Areas:

#	Name	Est. Date	Exp. Date	Description	Status
01	Consolidated Area	03/24/2014	Unknown		Active

Debts:

Debt Name	Amount Owed	Amount Paid
Redevelopment Bond 2015	$1,140,650.00	$48,150.00
Taxable Economic Development Revenue Bonds, Series 2017 (The Mill at Ironworks Project)	$11,622,437.00	$1,216,663.00

Parcels:

Real Poperty:	2820
Personal Property:	0
Other:	0
Total:	2820

Total Gross AV:	$946,843,400.00
Total Net AV:	$786,833,212.00
Total Base AV:	$190,314,476.00
Total Inc. AV:	$596,518,736.00

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller
Kurt Vardaman, Deputy Controller

Date: March 28, 2019

To: Honorable Members of the Common Council

From: Rebecca Miller RSM

Re: **Presentment of voided two year old checks**

Pursuant to IC 5-11-10.5, all checks outstanding and unpaid for a period two years as of December 31st of each year are voided and receipted back into their original fund.

Please contact me with any questions.

c: David A. Wood

RECEIVED
DEBORAH S. BLOCK, MMC
MAR 28 2019
CITY CLERK
MISHAWAKA, IN

PAYMENT DATE
01/11/2019
COLLECTION STATION
Controller
RECEIVED FROM
Receipt in 2016 O/S Checks
DESCRIPTION
Receipt in 2016 O/S Checks

QUIETUS
OFFICE OF CITY CONTROLLER
Rebecca S Miller-Controller-Mishawaka IN
(574) 258-1622
Approved by:
State Board of Accounts 2011

BATCH NO.
2019-01000032
RECEIPT NO.
2019-00000149
CASHIER
Melanie Wroblewski

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
MISG	Misc revenue general Receipt in 2016 O/S Checks 101.00.399.00 Miscellaneous $409.93	$409.93
MISP	Misc revenue Park Receipt in 2016 O/S Checks 204.00.399.00 Miscellaneous $74.00	$74.00
ELOR	Electric Other Revenue Receipt in 2016 O/S Checks 610.00.381.40 Miscellaneous Revenue $7,289.14	$7,289.14

Payments:

Type	Detail	Amount
Other	OLD	$7,773.07

RECEIVED
DEBORAH S. BLOCK, MMC
MAR 28 2019
CITY CLERK
MISHAWAKA, IN

Total Amount: **$7,773.07**

CITY OF MISHAWAKA

Payment Register

From Payment Date: 1/1/2016 - To Payment Date: 12/31/2016

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
LCGN - LCB GENERAL									
Check									
26367	04/04/2016	Open			Accounts Payable	SONESTA ES SUITES AUBURN HILLS	$155.26		Lodging A. Northcutt 4/11-4/13
	Paying Fund			Cash Account		Amount			
	210 - Law Enforcement Cont Education			210.101 (Cash- Lake City-1011597322)		$155.26			
28267	06/21/2016	Open			Accounts Payable	AETNA REFUNDS	$254.67		Refund of overpayment EMS
	Paying Fund			Cash Account		Amount			
	101 - General			101.101 (Cash- Lake City-1011597322)		$254.67			
						TOTAL (GENERAL)	**$409.93**	**MISG**	
30751	09/21/2016	Open			Accounts Payable	INDIANA BEER	$14.00		Beer concessions: Golf Course
	Paying Fund			Cash Account		Amount			
	216 - Park and Recreation Gift			216.101 (Cash- Lake City-1011597322)		$14.00			
32432	11/29/2016	Open			Accounts Payable	HESS, JAKE	$60.00		Official: YTFB
	Paying Fund			Cash Account		Amount			
	204 - Park and Recreation			204.101 (Cash- Lake City-1011597322)		$60.00			
						TOTAL (PARK)	**$74.00**	**MISP**	
24613	01/19/2016	Open			Accounts Payable	ALMOTAIRI, AYYASH, M	$17.72		
	Paying Fund			Cash Account		Amount			
	610 - Electric O&M			610.101 (Cash- Lake City-1011597322)		$17.72			
24633	01/19/2016	Open			Accounts Payable	BRIGGS, NORMAN, A	$107.59		
	Paying Fund			Cash Account		Amount			
	610 - Electric O&M			610.101 (Cash- Lake City-1011597322)		$107.59			
24642	01/19/2016	Open			Accounts Payable	DE GEYTER, MICHAEL, J	$179.79		
	Paying Fund			Cash Account		Amount			

CITY OF MISHAWAKA

Payment Register

From Payment Date: 1/1/2016 - To Payment Date: 12/31/2016

	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$179.79	
24665	01/19/2016	Open	Accounts Payable	HOKE, LORRIE, J		$6.88
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$6.88	
24678	01/19/2016	Open	Accounts Payable	LEWIS, LISA, L		$63.39
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$63.39	
24697	01/19/2016	Open	Accounts Payable	NDC MANAGEMENT LLC		$100.00
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$100.00	
24712	01/19/2016	Open	Accounts Payable	RUSH, ALEX, O		$48.99
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$48.99	
24778	02/02/2016	Open	Accounts Payable	BALL, NICOLE, K		$37.52
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$37.52	
24783	02/02/2016	Open	Accounts Payable	BULLINGTON, BRITTNEE, N		$49.11
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$49.11	
24789	02/02/2016	Open	Accounts Payable	COTTON, DIANA, C		$4.20
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$4.20	
24802	02/02/2016	Open	Accounts Payable	HOLLOWAY, COURTNEY, J		$174.05
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$174.05	
24815	02/02/2016	Open	Accounts Payable	MORRISSEY, MARTIN, E		$34.11
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$34.11	
25102	02/16/2016	Open	Accounts Payable	CLAEYS, MARY, J		$3.59
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$3.59	
25172	02/16/2016	Open	Accounts Payable	PIOUS, JESSICA, O		$0.84
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$0.84	
25184	02/16/2016	Open	Accounts Payable	SIEGL, KEVIN, T		$47.71
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$47.71	
25189	02/16/2016	Open	Accounts Payable	SPILLMAN, JACQUELINE, S		$255.11
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$255.11	

CITY OF MISHAWAKA

Payment Register

From Payment Date: 1/1/2016 - To Payment Date: 12/31/2016

25200	02/16/2016	Open	Accounts Payable	WHITE, FRANCES, J	$58.98
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$58.98	
25477	03/01/2016	Open	Accounts Payable	ALBERTSON, ASHLEY, K	$17.71
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$17.71	
25478	03/01/2016	Open	Accounts Payable	ALKURTANI, QUSAY, H	$59.81
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$59.81	
25481	03/01/2016	Open	Accounts Payable	BLANK, MONICA, L	$161.49
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$161.49	
25483	03/01/2016	Open	Accounts Payable	BROWN, JERMAINE, L	$35.64
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$35.64	
25500	03/01/2016	Open	Accounts Payable	LANDGREBE, DEBORAH	$8.72
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$8.72	
25519	03/01/2016	Open	Accounts Payable	WILLIAMSON, CHELSEA, D	$16.65
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$16.65	
25757	03/15/2016	Open	Accounts Payable	FEIST, KAYLEE, S	$16.07
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$16.07	
25760	03/15/2016	Open	Accounts Payable	FREEMAN, ANTHONY, V	$73.50
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$73.50	
25763	03/15/2016	Open	Accounts Payable	HUANG, DIXIANZI	$62.07
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$62.07	
25783	03/15/2016	Open	Accounts Payable	YOUNG, TYSHKA, V	$6.27
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$6.27	
26060	03/29/2016	Open	Accounts Payable	ADAMS, MICHAEL, D	$20.65
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$20.65	
26061	03/29/2016	Open	Accounts Payable	ALDRICH JR., WILLIAM, E	$13.91
	Paying Fund		Cash Account	Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)	$13.91	
26076	03/29/2016	Open	Accounts Payable	BROOKS, JONATHAN, R	$138.94

CITY OF MISHAWAKA

Payment Register

From Payment Date: 1/1/2016 - To Payment Date: 12/31/2016

	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$138.94	
26092	03/29/2016 Open	Accounts Payable	DEVENNEY, JORDAN, G		$28.78
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$28.78	
26093	03/29/2016 Open	Accounts Payable	DOLLINS, BRETT, A		$43.63
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$43.63	
26107	03/29/2016 Open	Accounts Payable	GENTRY, KATHY, D		$11.26
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$11.26	
26113	03/29/2016 Open	Accounts Payable	HENNESSY, CAITLIN, M		$9.27
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$9.27	
26402	04/12/2016 Open	Accounts Payable	FEIST, KAYLEE, S		$138.57
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$138.57	
26411	04/12/2016 Open	Accounts Payable	KAHANA LLC		$170.87
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$170.87	
26755	04/26/2016 Open	Accounts Payable	HOWARD, KYLE, WILLIAM		$60.95
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$60.95	
26775	04/26/2016 Open	Accounts Payable	MC PHEARSON, MAGGIE, A		$53.34
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$53.34	
26817	04/26/2016 Open	Accounts Payable	YASUI, HIDEKI		$74.90
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$74.90	
27367	05/24/2016 Open	Accounts Payable	BOWSER, AMANDA, L		$125.01
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$125.01	
27402	05/24/2016 Open	Accounts Payable	HU, ZHE		$41.92
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$41.92	
27435	05/24/2016 Open	Accounts Payable	NEWHOUSE, DWIGHT, T		$13.81
	Paying Fund	Cash Account		Amount	
	610 - Electric O&M	610.101 (Cash- Lake City-1011597322)		$13.81	
27527	05/24/2016 Open	Accounts Payable	KELLY, TANISHA		$8.48
	Paying Fund	Cash Account		Amount	

CITY OF MISHAWAKA

Payment Register

From Payment Date: 1/1/2016 - To Payment Date: 12/31/2016

	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$8.48	
27538	05/24/2016	Open	Accounts Payable	MABRY, MICHAEL, R		$10.18
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$10.18	
27548	05/24/2016	Open	Accounts Payable	MORTELL, KELLY, E		$93.09
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$93.09	
27569	05/24/2016	Open	Accounts Payable	RUVALCABA, MARIA, L		$69.15
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$69.15	
27594	05/24/2016	Open	Accounts Payable	WYKOFF, BECCA, P		$68.69
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$68.69	
27883	06/07/2016	Open	Accounts Payable	MOHAMED, RANA, A		$67.54
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$67.54	
27891	06/07/2016	Open	Accounts Payable	RIGTERINK, TARYN, K		$82.42
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$82.42	
27892	06/07/2016	Open	Accounts Payable	RIZEK, JEREMIAH		$73.26
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$73.26	
27902	06/07/2016	Open	Accounts Payable	THERRIEN, SAMUEL, E		$57.94
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$57.94	
27906	06/07/2016	Open	Accounts Payable	ULRICH, ALISHA		$105.16
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$105.16	
27916	06/07/2016	Open	Accounts Payable	WRIGHT, MICHELE		$17.45
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$17.45	
28202	06/21/2016	Open	Accounts Payable	BRUNTY, CHRISTINA		$22.84
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$22.84	
28205	06/21/2016	Open	Accounts Payable	CARRICO, DEAN, K		$2.82
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$2.82	
28207	06/21/2016	Open	Accounts Payable	CAST, CARMEN, L		$11.47
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$11.47	

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28212 06/21/2016 Open Accounts Payable DELL, CINDY, L $12.70

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$12.70

28236 06/21/2016 Open Accounts Payable MITCHELL, GLENN, A $16.58

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$16.58

28255 06/21/2016 Open Accounts Payable STYLES, ECHO, S $74.88

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$74.88

28537 07/05/2016 Open Accounts Payable ALONZO, SABRINA, Y $43.42

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$43.42

28551 07/05/2016 Open Accounts Payable CAMPBELL, LEE, K $30.78

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$30.78

28552 07/05/2016 Open Accounts Payable CARBON, ANTHONY, S $12.79

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$12.79

28606 07/05/2016 Open Accounts Payable HAMILTON, RORY, A $11.42

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$11.42

28612 07/05/2016 Open Accounts Payable HERSHBERGER, STEPHANIE, N $48.29

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$48.29

28647 07/05/2016 Open Accounts Payable MARSHALL, JAMES, P $139.68

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$139.68

28655 07/05/2016 Open Accounts Payable MITCHELL, ANDREW, L $1.47

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$1.47

28665 07/05/2016 Open Accounts Payable PANGILINAN, ANGELICA, R R $68.08

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$68.08

28673 07/05/2016 Open Accounts Payable RHOADES, ANDREW, C $6.30

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$6.30

28677 07/05/2016 Open Accounts Payable ROSE, DAVID, A $83.29

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$83.29

28706 07/05/2016 Open Accounts Payable SUMERKAN, HAKKI, D $56.98

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	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$56.98	
28740	07/05/2016	Open	Accounts Payable	WON, JIHYUN		$54.36
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$54.36	
29008	07/19/2016	Open	Accounts Payable	CHITENJE, JACK, R		$3.26
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$3.26	
29024	07/19/2016	Open	Accounts Payable	HIRES, KYLIE		$2.81
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$2.81	
29322	08/02/2016	Open	Accounts Payable	APGAR, GRANT, W		$16.79
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$16.79	
29360	08/02/2016	Open	Accounts Payable	FENNESSEE, DANITA, M		$3.94
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$3.94	
29362	08/02/2016	Open	Accounts Payable	FIELDS, JOSEPH, SA		$6.60
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$6.60	
29369	08/02/2016	Open	Accounts Payable	GILLESPIE, LOWELL, E		$27.83
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$27.83	
29374	08/02/2016	Open	Accounts Payable	GREEN, CURTIS		$166.92
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$166.92	
29382	08/02/2016	Open	Accounts Payable	HEATH, JARED		$106.95
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$106.95	
29394	08/02/2016	Open	Accounts Payable	HYGEMA, RONALD		$15.15
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$15.15	
29408	08/02/2016	Open	Accounts Payable	KRUEGER, KAROL, ANN		$1.27
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$1.27	
29439	08/02/2016	Open	Accounts Payable	PAYNE, ANDREA, B		$0.48
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$0.48	
29440	08/02/2016	Open	Accounts Payable	PENNINGTON, MARIE, E		$186.08
	Paying Fund		Cash Account		Amount	

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	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$186.08	
29473	08/02/2016	Open		Accounts Payable	TURRENT, FERNANDO		$3.89
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$3.89	
29947	08/16/2016	Open		Accounts Payable	ALUTAIBY, MAJED, AS		$37.73
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$37.73	
30023	08/16/2016	Open		Accounts Payable	JOHNSON, KAYLA, M		$36.12
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$36.12	
30026	08/16/2016	Open		Accounts Payable	KALISH, MADELINE		$100.00
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$100.00	
30056	08/16/2016	Open		Accounts Payable	PETERSON, JUSTIN, M		$5.67
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$5.67	
30074	08/16/2016	Open		Accounts Payable	SCHAAL, BILLIE, J		$13.48
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$13.48	
30079	08/16/2016	Open		Accounts Payable	SONG, WEI		$39.70
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$39.70	
30081	08/16/2016	Open		Accounts Payable	SPRY, JESSICA, L		$7.86
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$7.86	
30096	08/16/2016	Open		Accounts Payable	WARNER, RHEA, M		$114.75
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$114.75	
30097	08/16/2016	Open		Accounts Payable	WEGNER, NICOLE		$28.75
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$28.75	
30193	08/30/2016	Open		Accounts Payable	CLYMER, ZACHARY, W		$24.37
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$24.37	
30203	08/30/2016	Open		Accounts Payable	GINERIS, TIMOTHY, L		$3.03
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$3.03	
30204	08/30/2016	Open		Accounts Payable	GODDARD, ROBERT, L		$40.27
	Paying Fund		Cash Account			Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)			$40.27	

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30249	08/30/2016	Open	Accounts Payable	THIANDOUM, ABDOU, AZIZ		$7.47
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$7.47	
30252	08/30/2016	Open	Accounts Payable	YEAGER, BRIAN, T		$12.86
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$12.86	
30479	09/13/2016	Open	Accounts Payable	CLARK, BARBARA, J		$75.80
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$75.80	
30486	09/13/2016	Open	Accounts Payable	FERNANDEZ, EDUARDO, F		$55.66
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$55.66	
30487	09/13/2016	Open	Accounts Payable	GALLOWAY, KYLE, R		$77.32
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$77.32	
30498	09/13/2016	Open	Accounts Payable	KARON FROZEN FOODS INC.		$6.84
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$6.84	
30503	09/13/2016	Open	Accounts Payable	KOVATCH, ROBERT		$1.05
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$1.05	
30506	09/13/2016	Open	Accounts Payable	LARREW, CODY, M		$68.47
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$68.47	
30515	09/13/2016	Open	Accounts Payable	MEHTA, DHAGASH, B		$2.46
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$2.46	
30516	09/13/2016	Open	Accounts Payable	MORFIN, EDWARD, S		$14.96
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$14.96	
30534	09/13/2016	Open	Accounts Payable	STRINGHAM, WALTER		$39.06
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$39.06	
30766	09/27/2016	Open	Accounts Payable	ALROUMI, ABDULMOHSEN		$33.20
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$33.20	
30771	09/27/2016	Open	Accounts Payable	CAROLLO, DANIELA		$9.96
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$9.96	
30790	09/27/2016	Open	Accounts Payable	KEATS, DEAN, S		$28.63

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	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$28.63	
30795	09/27/2016	Open	Accounts Payable	LIU, MENGKE		$39.77
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$39.77	
30814	09/27/2016	Open	Accounts Payable	SPINSKY, DURGAN, M		$0.10
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$0.10	
30818	09/27/2016	Open	Accounts Payable	VALENTINE, KEVIN, L		$6.19
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$6.19	
31066	10/11/2016	Open	Accounts Payable	BOLDEN III, MAXIE, D		$2.41
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$2.41	
31077	10/11/2016	Open	Accounts Payable	COPELAND, MEIKY, J		$38.22
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$38.22	
31080	10/11/2016	Open	Accounts Payable	DENEEN, BRITTANY, Q		$13.88
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$13.88	
31083	10/11/2016	Open	Accounts Payable	FARRIS, JOSEPH, D		$79.92
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$79.92	
31104	10/11/2016	Open	Accounts Payable	MACEDO-RAMIREZ, ZAIRA, A		$13.97
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$13.97	
31135	10/11/2016	Open	Accounts Payable	WHITMER, TAMMY , CAROL		$131.42
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$131.42	
31356	10/25/2016	Open	Accounts Payable	CHAMBERS, JOSEPH, M		$34.14
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$34.14	
31358	10/25/2016	Open	Accounts Payable	CROSS, EMILY, A		$64.54
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$64.54	
31366	10/25/2016	Open	Accounts Payable	HENKLE, DAVID, B		$58.49
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$58.49	
31367	10/25/2016	Open	Accounts Payable	HOLLAND, CHELSEA, K		$0.39
	Paying Fund		Cash Account		Amount	

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	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$0.39	
31369	10/25/2016	Open	Accounts Payable	HYZNY, MICHAEL, J		$0.25
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$0.25	
31372	10/25/2016	Open	Accounts Payable	KODBA, WALTER		$28.65
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$28.65	
31378	10/25/2016	Open	Accounts Payable	LI, WEICHUAN		$40.66
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$40.66	
31380	10/25/2016	Open	Accounts Payable	MADSEN, JEFFREY, M		$73.51
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$73.51	
31388	10/25/2016	Open	Accounts Payable	NEWGENT, JOANN, M		$70.20
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$70.20	
31407	10/25/2016	Open	Accounts Payable	THOMAS, MICHAEL, R		$1.11
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$1.11	
31409	10/25/2016	Open	Accounts Payable	YINGER, CHRISTOPHER, C		$39.89
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$39.89	
31684	11/09/2016	Open	Accounts Payable	FLETCHER, CAMERON, S		$21.29
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$21.29	
31699	11/09/2016	Open	Accounts Payable	HOOVER, RONALD		$21.81
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$21.81	
31702	11/09/2016	Open	Accounts Payable	HOWE, JACOB, D		$140.22
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$140.22	
31712	11/09/2016	Open	Accounts Payable	LEAVER, TABITHA, J		$115.17
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$115.17	
31715	11/09/2016	Open	Accounts Payable	MIDDLETON, DANYALLE		$2.35
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$2.35	
31730	11/09/2016	Open	Accounts Payable	SCHOCK, SAMANTHA		$10.56
	Paying Fund		Cash Account		Amount	
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$10.56	

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Number	Date	Status	Type	Payee	Total
32194	11/23/2016	Open	Accounts Payable	ANDREW W JACKSON	$53.91
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$53.91
32245	11/23/2016	Open	Accounts Payable	DUANE A CARLILE	$131.28
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$131.28
32247	11/23/2016	Open	Accounts Payable	ELIZABETH A MC PIKE	$50.00
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$50.00
32285	11/23/2016	Open	Accounts Payable	JONATHON M LIGHT	$77.52
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$77.52
32295	11/23/2016	Open	Accounts Payable	KEITH A ECKER SR	$1.28
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$1.28
32380	11/23/2016	Open	Accounts Payable	SAMUEL J SWEEDEN	$113.55
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$113.55
32398	11/23/2016	Open	Accounts Payable	TIARA C RICE	$1.43
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$1.43
32399	11/23/2016	Open	Accounts Payable	TIELER J ZEGLIN	$26.64
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$26.64
32674	12/20/2016	Open	Accounts Payable	ANDREW C ENGLE	$105.32
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$105.32
32677	12/20/2016	Open	Accounts Payable	ANTHONY STEIN	$12.36
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$12.36
32693	12/20/2016	Open	Accounts Payable	BRIAN P SBERTOLI	$32.52
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$32.52
32713	12/20/2016	Open	Accounts Payable	DEANGELO M JACKSON	$6.14
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$6.14
32732	12/20/2016	Open	Accounts Payable	ISAIAH M MOSSELL	$1.46
	Paying Fund		Cash Account		Amount
	610 - Electric O&M		610.101 (Cash- Lake City-1011597322)		$1.46
32737	12/20/2016	Open	Accounts Payable	JEANNIE A HARTZOG	$0.48

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Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$0.48

32743 12/20/2016 Open Accounts Payable JOHN L TAKACH $75.00

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$75.00

32751 12/20/2016 Open Accounts Payable KATIE L ROBERTS $63.10

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$63.10

32792 12/20/2016 Open Accounts Payable REGINA T MBOWERA $3.95

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$3.95

32797 12/20/2016 Open Accounts Payable ROBERT M LEDA $46.89

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$46.89

32799 12/20/2016 Open Accounts Payable RYAN O AGNEW $22.47

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$22.47

33074 12/27/2016 Open Accounts Payable BIJAD S ALQAHTANI $2.04

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$2.04

33075 12/27/2016 Open Accounts Payable BRENO DANTAS CRUZ $2.00

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$2.00

33105 12/27/2016 Open Accounts Payable PATRICK R PARKER $4.61

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$4.61

33172 12/29/2016 Open Accounts Payable HARRIS, DAVID, L $33.81

Paying Fund	Cash Account	Amount
610 - Electric O&M	610.101 (Cash- Lake City-1011597322)	$33.81

TOTAL OVERPAYMENT REFUNDS **$7,289.14** **ELOR**

GRAND TOTAL $\boxed{\textbf{\$7,773.07}}$

Type Check Totals: 163 Transactions $7,773.07

CITY OF MISHAWAKA

Payment Register

From Payment Date: 1/1/2016 - To Payment Date: 12/31/2016

LCGN - LCB GENERAL Totals

Checks	Status	Count	Transaction Amount	Reconciled Amount
	Open	163	$7,773.07	$0.00
	Total	163	$7,773.07	$0.00

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	163	$7,773.07	$0.00
	Total	163	$7,773.07	$0.00

Grand Totals:

Checks	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
	Open	**163**	**$7,773.07**	**$0.00**
	Total	**163**	**$7,773.07**	**$0.00**

All	**Status**	**Count**	**Transaction Amount**	**Reconciled Amount**
	Open	**163**	**$7,773.07**	**$0.00**
	Total	**163**	**$7,773.07**	**$0.00**

RESOLUTION NUMBER R2019-13

RESOLUTION OF THE CITY OF MISHAWAKA, INDIANA

ADOPTING THE ST. JOSEPH COUNTY MULTI-HAZARD MITIGATION PLAN

WHEREAS the City of Mishawaka has participated in the hazard mitigation planning process as established under the Disaster Mitigation Act of 2000; and

WHEREAS, the Act establishes a framework for the development of a multi-jurisdictional County Hazard Mitigation Plan; and

WHEREAS, the Act as part of the planning process requires public involvement and local coordination among neighboring local units of government and businesses; and

WHEREAS, the St. Joseph County Plan includes a risk assessment including past hazards, hazards that threaten the county, an estimate of structures at risk, a general description of land uses and development trends; and

WHEREAS, the St. Joseph County Plan includes a mitigation strategy including goals and objectives and an action plan identifying specific mitigation projects and costs; and

WHEREAS, the St. Joseph County Plan includes a maintenance or implementation process including plan updates, integration of the plan into other planning documents and how St. Joseph County will maintain public participation and coordination; and

WHEREAS, the Plan has been shared with the Indiana Department of Homeland Security and the Federal Emergency Management Agency for review and comment; and

WHEREAS, the St. Joseph County Multi-Hazard Mitigation Plan will make the county and participating jurisdictions eligible to receive FEMA hazard mitigation assistance grants; and

WHEREAS, St. Joseph County Multi-Hazard Mitigation Plan updates the existing Multi-Hazard Mitigation Plan adopted in 2017; and

WHEREAS, this is a multi-jurisdictional plan and cities and towns that participated in the planning process may choose to also adopt the county plan.

NOW THEREFORE, BE IT RESOLVED, that the City of Mishawaka supports the hazard mitigation planning efforts and wishes to adopt the St. Joseph County Multi-Hazard Mitigation Plan.

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

Chapter 1 - Overview

Introduction

The St. Joseph County Multiple Hazard Mitigation Plan is the guide for the county's assessment of hazards, vulnerabilities, and risks and includes the participation of a wide range of stakeholders and the public in the planning process. This plan aids the county, cities and towns in preventing, protecting against, responding to, and recovering from disasters that may threaten the community's economic, social and environmental well-being. This plan documents historical disasters, assesses probabilistic disasters through Hazus-MH and GIS analyses, and addresses specific strategies to mitigate the potential impacts of these disasters.

The St. Joseph County Emergency planning team, The Polis Center at Indiana University-Purdue University Indianapolis (IUPUI) originally developed the 2010 St. Joseph County Hazard Mitigation Plan (HMP). They have again teamed up to complete the update for the 2017 plan.

The St. Joseph County Multiple Hazard Mitigation Plan Update is developed to the "Multiple Hazards" mitigation approach which the Indiana Department of Homeland Security (IDHS) and FEMA recommend as an option to single hazard mitigation planning. While the plan considered all of the potential hazards, it should be recognized that only limited mitigation actions are feasible for some of these hazards, since they are not site-specific or repetitive in nature.

Disaster Mitigation Act of 2000

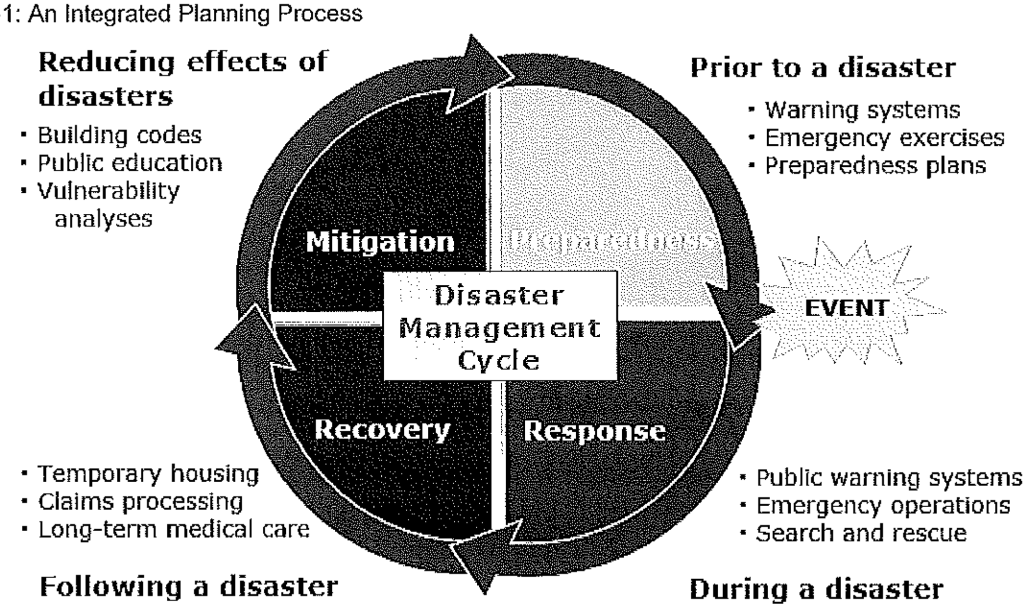
With the development of the federal Disaster Mitigation Act of 2000, FEMA requires in order to be eligible for Hazard Mitigation Grant Program (HMGP) funds. The purpose of a HMP plan is, "to reduce the loss of life and property, human suffering, economic disruption, and disaster assistance costs resulting from natural disasters." All jurisdictions must first have in place a Multi-Hazard mitigation plan and update the plan within a five-year time span. This plan update addresses changes in development, progress in local mitigation efforts, and changes in priorities. This update will remain effective for 5 years from the community adoption.

The procedures outlined in the plan are based upon guidance provided by the Federal Emergency Management Agency and is consistent with the requirements and procedures defined in the Disaster Mitigation Act of 2000. The analysis includes three components: 1) profile and analysis of hazard events, 2) inventory of vulnerability assessment of community assets, and 3) development of hazard mitigation strategies.

Hazard Mitigation

Hazards are something that is potentially dangerous or harmful, often the root cause of an unwanted outcome. Hazards are included, both natural and human caused, which threaten loss of life and property in the county. Hazard mitigation is defined as any action taken to eliminate or reduce the long-term risk to human life and property from natural and technological hazards. The Federal Emergency Management Agency (FEMA) has made reducing hazards one of its primary goals.

Figure 1-1: An Integrated Planning Process



Hazard mitigation planning and the subsequent implementation of the projects, measures, and policies developed as part of this plan, is a primary mechanism in achieving FEMA's goal. Potential types of hazard mitigation measures include the following:

- Structural hazard control or protection projects,
- Retrofitting of facilities,
- Acquisition and relocation of structures,
- Development of mitigation standards, regulations, policies, and programs,
- Public awareness and education programs,
- Development or improvement of warning systems.

Local governments have the responsibility to protect the health, safety, and welfare of their citizens. This mitigation plan considers the importance of mitigation to:

- Protect public safety and prevent loss of life and injury.
- Reduce harm to existing and future development.
- Prevent damage to a community's unique economic, cultural, and environmental assets.
- Minimize operational downtime and accelerate recovery of government and business after disasters.
- Reduce the costs of disaster response and recovery and the exposure to risk for first responders.
- Help accomplish other community objectives, such as leveraging capital improvements, infrastructure protection, open space preservation, and economic resiliency.

Developing and putting into place long-term strategies that reduce or alleviate loss of life, injuries and property resulting from natural or human caused hazards accomplish this goal. These long-term strategies must incorporate a range of community resources including planning, policies, programs and other activities that can make a community more resistant to disaster. Mitigation planning efforts should both protect people, structures, while minimizing costs of disaster response and recovery. Mitigation is the cornerstone for emergency management and should be viewed as a method for decreasing demand on scarce and valuable disaster response resources.

Mitigation Planning Process

The process to update the HMP included a number of activities between the planning team and Polis. The planning team was comprised of a representative group of the county and incorporated communities. The emergency manager coordinated the planning team invitations to wide range of potential interested parties in the county and communities, including, elected and appointed officials, representatives of law enforcement, fire departments, public health, streets and highway coordinators, planners and engineers, local businesses, disaster relief, state IDHS district coordinators, and higher education officials. The team participated in a series of surveys and meetings, documented in the appendix, to complete the following 10-step process outlined by FEMA in the local hazard mitigation-planning handbook:

- Organize planning process. Involve key stakeholders and the public.
- Identify and screen major hazards for the county.
- Analyze the risks posed by those hazards.
- Review existing capabilities and resources and then identify the issues.
- Prioritize the hazards.
- Develop specific hazard mitigation measures. Include a timeline.
- Set implementation guidelines.

- Draft the plan.
- Adopt the plan.
- Implement, evaluate success and update regularly.

Each chapter was reviewed, revised and expanded upon with current information and included new feedback from taskforce members with an emphasis on the updating the goals, objectives and strategies. The mitigation planning requirements identified in 44 CFR 201.6 call for all jurisdictions participating in a multijurisdictional hazard mitigation plan to take part in the planning process. Examples of participation include, but are not limited to, attending planning meetings, contributing research, data, or other information, related to hazards and strategies and commenting on drafts of the plan.

State Mitigation Planning Team

The Silver Jackets program, administered by the US Army Corps of Engineers operate in states across the United States bring together multiple state, federal, and sometimes tribal and local agencies to learn from one another in reducing flood risk and other natural disaster. The Indiana Silver Jackets team works together toward its shared vision, to be a catalyst in developing comprehensive and sustainable solutions to natural hazard issues. The mission of the core agencies of the Silver Jackets team is to work together to:

- Enable the effective and efficient sharing of information
- Foster the leveraging of available agency resources
- Provide improved service to our mutual customers
- Promote wise stewardship of the tax-payers' investment

The Indiana Silver Jackets have led projects highlighted in this report, such as the Low Head Dam initiatives and the Fluvial Erosion & Non-Levee Embankment mapping projects.

CITY OF MISHAWAKA

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

March 28, 2019

Mr. Woody 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 Block, City Clerk

RE: Resolution 2019-14
2018 Tax Abatement Compliance Reports & Withdrawal of Previously Approved Real Property Tax Abatement for Bayer Healthcare

Dear Council Members and Clerk:

Property owners who have applied for and been granted a tax abatement for either real or personal property on or after July 1, 1991, must file a report with the Mishawaka Common Council and the St. Joseph County Auditor's Office reporting the extent of compliance with the goals set forth in the Statement of Benefits filed when granting the aforesaid abatement. The Department of Local Government Finance requires one compliance form per project, thus where applicable, there are separate compliance forms for Real Estate (CF-1/Real Property) and Personal Property (CF-1/PP).

<u>There are currently twelve active tax abatements in the City of Mishawaka of which eleven require reporting for calendar year 2018.</u> The one active abatement not requiring compliance reporting is the proposed Bayer Healthcare office building. The building, which was to be constructed on Beacon Parkway, was granted a tax abatement in October 2015. In February, Bayer announced plans to close its customer logistics service center at 3930 Edison Parkway, which is their last remaining facility in the region. Due to this closure, they will no longer pursue construction of a new corporate services building as previously planned. A letter from John S. Herzig, Jr., VP Customer Logistics, requesting that the previously approved tax abatement be withdrawn is attached. All property owners/companies have responded to our request to complete the Compliance with Statement of Benefits form. CF-1 forms/responses have been attached to this letter for your use and reference for the eleven active tax abatement recipients that require reporting.

<u>In summary, ten of the eleven active abatements which require reporting are in compliance and have exceeded, nearly met, or are working toward expectations. Construction for one of the active abatements, being the proposed River Walk multi-family residential project, has not yet begun.</u>

Since the prior reporting period for calendar year 2017, none of the previously approved tax abatements have expired.

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E-mail: planning@mishawakacity.com and communitydevelopment@mishawakacity.com

As you are aware, the CF-1 Compliance Forms for Real Estate and Personal Property are due to the County Auditor's Office by May 15th of each year. A copy of the history of the City's tax abatements from 1986 to present has been attached for your use. This summary identifies the current and recently closed abatements and is a beneficial reference tool.

Staff has reviewed the information submitted by all companies. The abatements are listed by the age/date of approval of the abatement oldest to newest.

- **BD Mishawaka Development LLC** (St. Joseph Regional Medical Center Office Building) – Although this medical office building is connected to the St. Joseph Regional Medical Center, it is not owned by the hospital. Healthcare Realty, a Nashville, Tennessee based real estate investment trust with a nationwide portfolio of outpatient medical facilities, acquired the property in 2013. Thus, Healthcare Realty now performs the annual compliance reporting for the prior LLC that originally obtained the tax abatement. Local property management and leasing continues to be performed by Newmark Grubb Cressy & Everett. The total number of additional employees estimated on the SB-1 in 2007 was 370 with a total estimated payroll of $10,555,000. Per the attached CF-1, 489 employees were occupying the building as of December 31, 2018, exceeding the total employment projections set in 2007 by 119. Annual salaries in 2017 were reported as $29,157,683, which is nearly three times the estimated payroll indicated in the original statement of benefits. Given that both the improvements and hiring were completed as committed, this abatement is in substantial compliance.

- **NAC (North American Composites)** – The CF-1 attached is for the abatement approved in 2012 for North American Composite's north central Indiana sales and distribution facility located at 1460 East 12th Street. NAC is headquartered in Lino Lakes, Minnesota. The abatement included improvements to the facility for the storage and handling of hazardous materials and the purchase of various types of material handling and transportation equipment. Even though this abatement was limited to 3 years for personal property, annual compliance reporting will be required through 2018 as the last equipment covered under the abatement request was installed in 2014/2015. The total employment has increased to 20 jobs, which is two more than reported in last year's compliance report. This is 10 more jobs than the 10 that were estimated on the SB-1 when the abatement was filed. Total payroll was listed at $1,765,586, which is higher than the estimated $750,000 listed on the SB-1. Investment was projected to be $1,246,000 while the actual investment for the improvements and equipment was $1,554,744. Given that the total employment, payroll, and investment is higher than the projected amounts, this abatement is in substantial compliance.

- **Long Term Care Investments V, LLC (5805 North Fir Road)** – The CF-1 attached is for the abatement approved in 2013 for BellTower Heath & Rehabilitation Center, a new rehabilitation and nursing center. Although approved in 2013, construction did not begin until October 2014 with completion in July 2016. This abatement was limited to 4 years for real property. Annual compliance reporting will be required through reporting year 2020 since the construction was not complete until 2016. The total number of employees estimated on the SB-1 in 2013 was 61 full time equivalencies with a total estimated payroll of $2,161,524. At present, there are 64 full time equivalent employees, which is an increase from 61 employees in 2017 and 49 employees during its first year in operation. Current combined annualized salaries were reported at $2,677,111. With more residents being served at the facility, the number of employees has steadily increased. The estimated values of the project, as indicated on the SB-1, was $16,500,000 with the actual construction costs being $14,500,000. The current total assessed value for the completed project is $6,908,500 including an improvement value of $5,617,000 and land value of $1,291,500. Given that both the improvements and hiring were completed as committed, this abatement is in substantial compliance.

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- **Barak River Rock LLC** – The CF-1 attached is for the abatement approved in 2013 for River Rock Apartments, a new mixed use building including apartments and first floor retail space along Mishawaka Avenue. Although approved in 2013, construction did not begin early 2015 with completion in late 2016. This abatement was limited to 5 years for real property. Annual reporting will be required through reporting year 2021 since the construction was not completed until 2016. The total employment for the project as indicated on the CF-1 is 11 jobs, which is higher than the 5-8 jobs estimated on the SB-1 when the abatement was filed. As indicated in the attached correspondence, Barak River Rock employs 6 people including a managing partner, senior project manager, chief finance operator, senior property manager, design and development assistance, and a senior maintenance supervisor. All of these employees are based in Mishawaka and are tenants at the River Rock apartment building. Five additional employees are based at Tule Spa and the Bar Method, an exercise studio, located in the first-floor retail/commercial portion of the building. Total payroll was listed as $564,200 ($47,000 per month) which is substantially higher than the approximate $200,000 listed on the SB-1. A breakdown of the salaries of all employees, as provided last year, is included in the attached correspondence. The estimated values of the construction project, as indicated on the SB-1, was $14,000,000 to $17,000,000 with actual construction costs being $14,565,233. The current assessed value for the completed project is $9,657,100. Since the improvements for the project as envisioned on the SB-1 are complete and employment and construction cost projections were met, this abatement should be considered in substantial compliance.

- **WellPet LLC (Regrind System 2014)** – The CF-1 attached is for the abatement approved in 2014 for the equipment associated with a regrind system to be located at WellPet's facility at 1011 W. 11th Street. As indicated in prior compliance reports, the equipment was installed in 2014 and is in operation. The abatement was limited to 5 years for personal property requiring annual reporting through 2019. The net values upon completion of the project was estimated at $17,370,388 on the SB-1 when the abatement was filed. The actual net values upon completion of the project is $23,534,042, exceeding the estimated values by $6,163,654. The total employment at the facility has increased beyond what was projected on the SB-1. When the abatement was filed, the total existing employment was listed at 91 with an additional 6 jobs to be added. The total employment reported was 110. This is an increase of 19 positions, 13 greater than the 6 additional positions envisioned when the original SB-1 was filed. Total payroll was listed at $6,246,121 which is significantly higher than the $3,404,000 listed on the SB-1 and is commensurate to the additional hiring that occurred. Given that the investment, employment, and payroll is higher than the projected amounts, this abatement should be considered in substantial compliance.

- **Dearborn Crane and Engineering Company, Inc.** – The CF-1 attached is for the abatement approved in 2014 for adding a 7,200 sq. ft. building addition, improving site drainage, re-grading and paving, and connecting to sanitary sewer at 1133 E. Fifth Street. All proposed improvements included in this abatement request, originally estimated as a $750,000 investment, were completed by February 2015. Since the abatement was limited to 3 years for real property, annual reporting is required through 2018. Actual investment for the project was $859,146. The total employment at the facility is greater than projected on the SB-1 when the abatement was filed. When filed, the total existing employment was listed at 24 with an additional 3 jobs to be added. Current employment was reported at 32 which equates to an additional 8 jobs. Total payroll was listed at $1,726,624 exceeding the $1,353,211 listed on the SB-1. Given that the total investment, employment, and payroll for the new jobs is higher than the projected amounts, this abatement is in substantial compliance.

- **WellPet LLC (High Speed Packaging Line 2015)** – The CF-1 attached is for the abatement approved in 2015 for the equipment associated with a high speed packaging line at WellPet's facility at 1011 W. 11th Street. Installation of the new equipment included within this abatement request occurred in 2016 and is in operation. Since the abatement was limited to 5 years for personal property, annual reporting is required though year 2021. The net values upon completion of the project was estimated at

$17,370,388 on the SB-1 when the abatement was filed. The actual net values upon completion of the project is $23,366,011, exceeding the estimated values by $5,995,623. The total employment at the facility has not met what was projected on the SB-1. When the abatement was filed the total existing employment was listed at 115 with an additional 4 jobs to be added. The total employment reported was 110 which is a decrease of 5 positions and 9 positions less than projected. Although the reported total employment decreased at the end of last year, average monthly employment ranges from 115 to 120 positions. According to a recent internet search, approximately 7 vacant positions exist at the company which are actively being advertised. With the recent drop in employment due to the current tight labor market, average annual salaries have increased from approximately $33,900 to $56,800. Total payroll was listed at $6,246,121 which is 60% higher than the $3,898,000 listed on the SB-1. Given that the total investment and payroll is higher than the projected amounts and employment levels continue to remain relatively steady, this abatement should be considered in substantial compliance.

- **Patrick Industries (New Facility)** – The CF-1 attached is for the abatement approved in 2016 for new general woodworking equipment, a CNC router, a vinyl forming press, and other manufacturing and information technology equipment at Patrick Industries' new manufacturing facility at 1241 E. 12th Street. As indicated in the attached correspondence, the proposed equipment and improvements, originally estimated at $915,000 on the SB-1, were completed and in operation by October 2016. Since the abatement was limited to 3 years for personal property, annual reporting is required through 2019. Actual investment to date is $2,067,075 more than double the initial estimate. New employment projected on the SB-1 was 84, while actual employment was reported at 163 nearly double the initial projection. Total payroll was listed at $7,430,402 which is two and half times higher than the $2,953,900 listed on the SB-1. Given that the total investment, employment levels, and payroll greatly exceeds the projected amounts as the facility's growth is far outpacing expectations, the abatement is in substantial compliance.

- **River Walk Development Group LLC** – The CF-1 attached is for the abatement approved in 2017 for a new multi-family residential apartment project to be constructed on a 2 acre city-owned area. The site is generally located north of the Riverwalk, east of N. Main Street, south of Mishawaka Avenue, and adjacent to Sarah Street if extended to the St. Joseph River. When originally submitted for consideration, the $12.5-$13.5 million project was to include a 120,000 sq. ft. building with 63 rental units. Per the attached correspondence submitted with the CF-1, the developer is reevaluating the project due to changes in the market and the addition of new projects in the downtown area. The project scope and design, soon to be determined, will be based upon market and demographic research. The developer's intent is to start construction during the second quarter of 2020. In March 2018, an amended development agreement between the City and the developer was approved which extended the project completion and occupancy date to March 2021. Since construction on the project has yet to begin, total investment, employment, and salary cannot be evaluated at this time. Given that this project is active and progressing as planned, this abatement should be considered in substantial compliance with the understanding that a more detailed analysis will occur in future years following completion of the project.

- **Lippert Components** – The attached correspondence, which provides an update on the project, and CF-1s are for both real and personal property abatements approved in 2017 for the renovation and improvements of the former AM General Warehousing facility located at 400 S. Byrkit Avenue. Lippert Components occupies the building as a distribution facility, a service center for recreational vehicles, and a call center. A majority of the proposed real estate improvements included in this abatement request, originally estimated as a $7.4 million investment, have been completed or are currently under construction. These improvements include renovation of the existing building, a 48,000 sq. ft. building addition (less than the anticipated 79,200 sq. ft. addition as identified in the abatement request), and site improvements including access drives, drainage, and additional employee and semi-truck parking areas. Actual real estate investment per the CF-1 is $13,538,189. Although additional

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investment in the building renovation and expansion is anticipated, the amount of the deduction applicable to real estate improvements is limited to $7,400,000 per the approved SB-1. The personal property improvements included in this abatement request, originally estimated as a $1.8 million investment, have been purchased. The personal property investment includes new racking and general logistics distribution equipment, and new furniture and fixtures. Actual personal property investment per the CF-1 is $2,950,816. Although additional personal property (equipment, etc.) may be purchased, the amount of the deduction applicable to personal property improvements is limited to $1.8 million per the approved SB-1. *In addition to limiting the amount of deductions, the approved abatement request designated the area as an Economic Revitalization Area through July 5, 2018. Therefore, only the additional real and personal property investment completed by this date is applicable.* Since the abatement was approved for 10 years for both the real and personal property, annual reporting will be required through 2028. When the abatement was filed, the total existing employment was listed at 247 with an additional 200 jobs to be added. At present, there are 221 employees, which is a substantial increase from 21 employees in 2017. Additional jobs are anticipated over the next 10 years based on the company's growth projections. Total payroll was listed at $9,124,640 which is slightly less than the $10,354,808 listed on the SB-1. Given that the total investment has exceeded the projected amounts, the employment levels and total payroll are increasing, and employment is expected to increase, this abatement should be considered in substantial compliance.

- **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 140. This is an increase of 28 positions, 15 greater than the 8 additional positions envisioned when the original SB-1 was filed. Total payroll was listed at $4,864,354, 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 improvements were completed with current employment and payroll exceeding the projected amounts, this abatement should be considered in substantial compliance.

This compliance review is required to be received by the Auditor no later than May 15th. If additional information is desired, or if the Council would like to review any individual abatement by committee, please contact our office at your earliest convenience so that we can arrange for the necessary participants to attend.

Thank you. Please contact me if you have any questions.

Sincerely,

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

cc: Kenneth B. Prince, ASLA, AICP, City Planner & Economic Development Director
David A. Wood, Mayor

RESOLUTION NO. 2019-14

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING A REPORT OF COMPLIANCE WITH STATEMENT OF BENEFITS FOR CERTAIN PROPERTY OWNERS AND WITHDRAWING A PREVIOUSLY APPROVED REAL PROPERTY TAX ABATEMENT FOR BAYER HEALTHCARE

WHEREAS, property owners who have applied for and been granted a tax abatement for either real or personal property on and after July 1, 1991, must file a report with the Mishawaka Common Council and the County Auditor reporting the extent to which there has been compliance with the goals set forth in the Statement of Benefits filed at the time of the action granting the aforesaid abatement, and

WHEREAS, ten (10) recipients of the eleven (11) active tax abatements that require reporting have been found to be subject to this requirement, and each have submitted the proper reports, which have been reviewed and found to be in order.

WHEREAS, Bayer Healthcare requested that a previously granted real property tax abatement, which was approved by the Common Council on October 5, 2015 via Declaratory Resolution 2015-35 and on October 19, 2015 via Confirming Resolution 2015-36, be withdrawn .

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

1. That the "Compliance with Statement of Benefits" reports submitted by the following companies are found to be in order:

   - **BD SJRMC Mishawaka Development, LLC**
   - **NAC North American Composites**
   - **Long Term Care Investments V, LLC**
   - **Barak River Rock, LLC**
   - **WellPet, LLC (Regrind System 2014 & High Speed Packaging Line 2015)**
   - **Dearborn Crane and Engineering Company, Inc.**
   - **Patrick Industries Inc.**
   - **River Walk Development Group LLC**
   - **Lippert Components Manufacturing Inc.**
   - **Jamil Packaging Corporation**

2. That the aforesaid property owners are hereby found to be in substantial compliance, and

3. That the request to withdraw the aforesaid approved real property tax abatement for Bayer Healthcare is accepted, and

4. That the President of the Mishawaka Common Council is hereby authorized to approve the aforementioned reports and withdrawal of the Bayer Healthcare tax abatement.

ADOPTED by the Common Council of the City of Mishawaka, St. Joseph County, Indiana, on this ________ day of ____________, 2019.

____
Dale "Woody" Emmons, President

ATTEST:

____
Deborah S. Block, City Clerk

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

____
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me on this _______day of _____________, 2019 at ______o'clock, ____.m.

____
David A. Wood, Mayor

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	489	Mar-19	$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	20	Mar-19	$ 1,577,000.00	2018	2019	NO
50	Long Term Care Investments, LLC (Fir)	October 7, 2013	4 Years		0	61	0	64	Mar-19	$15,000,000.00	2020	2021	NO
51	Barak River Rock LLC	November 6, 2013	5 Years		0	5 to 8	0	11	Mar-19	$14,565,000.00	2021	2022	NO
52	WellPet LLC	January 8, 2014		5 Years	91	6	91	19	Mar-19	$ 1,470,500.00	2020	2021	NO
53	Dearborn Crane	May 19, 2014	3 years		24	3	24	8	Mar-19	$ 859,100.00	2018	2019	NO
54	WellPet LLC	April 20, 2015		5 Years	115	4	110	0	Mar-19	$ 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~~	~~$42,500,000.00~~	~~2025/TBD~~	~~2026~~	~~NO~~
58	Patrick Industries	February 15, 2016		3 Years	0	84	0	163	Mar-19	$ 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-19	$13,500,000.00	2025 or 2026/TBD	2024	NO
60	Lippert Components	July 5, 2017	10 Years	10 Years	247 (relocated)	200	0	221	Mar-19	$ 9,200,000.00	2028	2029	NO
61	Jamil Packaging Corporation	July 24, 2017		3 Years	112	8	112	28	Mar-19	$ 1,500,000.00	2020	2021	NO
62	Jamil Packaging Corporation	February 18, 2019		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.

HEALTHCARE REALTY
3310 West End Avenue, Suite 700
Nashville, Tennessee 37203
P 615.269.8175
www.healthcarerealty.com

March 1, 2019

RECEIVED
MAR 05 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Mr. Derek J. Spier, AICP
Senior Planner & Economic Development Specialist
City of Mishawaka
Department of Planning & Community Development
600 East Third Street
Mishawaka, IN 46544-2241

Re: 611 E. Douglas Road, Mishawaka IN
Form CF-1

Dear Mr. Spier,

Enclosed please find the Compliance with Statement of Benefits form (CF-1) for Real Estate Improvements located at the above referenced address.

If you have any questions, please don't hesitate to contact me at (615) 269-8396 or by e-mail at: ksullivan@healthcarerealty.com

Thank you,

Kim Sullivan

Kim Sullivan
Associate Vice President
Asset Management

cc: Sarah Purser

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20 18 PAY 20 19
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.*
2. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
3. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
4. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*
5. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: HR of Indiana, LLC	County: St. Joseph
Address of taxpayer *(number and street, city, state, and ZIP code)*: 3310 West End Avenue, Nashville, TN 37203	DLGF taxing district number: 71-022
Name of contact person: Kim Sullivan	Telephone number: (615) 269-8396

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: Common Council of the City of Mishawaka	Resolution number: R-2008-02	Estimated start date *(month, day, year)*: 02/11/2008
Location of property: 611 East Douglas Road, Mishawaka, IN 46545		Actual start date *(month, day, year)*:
Description of real property improvements: Construction of a 205,573 square foot medical office building and all parking as required. Building is connected to Saint Joseph Regional Medical Center Hospital.		Estimated completion date *(month, day, year)*:
		Actual completion date *(month, day, year)*: 08/01/2009

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		489
Salaries		29,157,682.00
Number of employees retained		
Salaries		
Number of additional employees	370	
Salaries	10,555,000.00	

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	46,000,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	46,000,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	37,765,910.00	18,216,400.00
Less: Values of any property being replaced		
Net values upon completion of project	44,000,000.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Kim Sullivan	Associate Vice President	3/1/2019

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ______________________________

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing ☐ AM ☐ PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 4 above*)

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

2018 Tax Info

	Employees	Salaries
Martin's Pharmacy	8	191,513.00
Alick's Home Medical*		
SJRMC	387	24,066,984.34
Cataract and Laser	32	1,253,897.67
Allied Physicians	15	602,000.00
MRI	8	684,419.72
Centre PC	39	2,358,868.14
	489	**$29,157,682.87**

**Numerous attempts were made to this tenant to obtain information with no response.*

FORM SB-1 / RE

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R / 1-06)
Prescribed by the Department of Local Government Finance

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.*
3. *To obtain a deduction, Form 322 ERA, Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1/RE annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1(b))*
5. *The schedules established under IC 6-1.1-12.1-4(d) effective July 1, 2000, apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to those statement of benefits filed before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: BD SJRMC Mishawaka Development, LLC	
Address of taxpayer (number and street, city, state, and ZIP code): 510 E. 96th. Street, Suite 250, PO Box 40509, Indpls, IN 46240	
Name of contact person: David P. Durm	Telephone number: (317) 808-6449

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: See Application		Resolution number:
Location of property: Douglas Rd.Mishawaka, IN.	County: St. Joseph	DLGF taxing district number:
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary): Exhibit A (See Attached)		ESTIMATED Start Date: 6/1/07 — Completion Date: 10/1/08

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
615	$2,399,730	615	$2,399,730	308	$12,047,425

~~See attached~~

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS COST	ASSESSED VALUE
Current values	~~See Attached~~	
Plus estimated values of proposed project	$46,000,000	
Less values of any property being replaced		
Net estimated values upon completion of project	$46,000,000	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) ____________ Estimated hazardous waste converted (pounds) ____________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed (month, day, year)
[signature]	Auth Rep	4/19/07

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this Economic Revitalization Area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed Three (3) calendar years * *(see below)*. The date this designation expires is February 4, 2011.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☒ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☒ No

C. The amount of deduction applicable for redevelopment or rehabilitation is limited to $ N/A cost with an assessed value of $ N/A.

D. Other limitations or conditions *(specify)* N/A

E. The deduction for redevelopment or rehabilitation is allowed for Ten (10) years* *(see below)*.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. (IC 6-1.1-12-3(b))

Approved: *(signature and title of authorized member)*	Telephone number	Date signed *(month, day, year)*
John J. Roggeman John J. Roggeman, Pres	(574)258-1616	02-04-2008
Attested by: Deborah S. Block Deborah S. Block, City Clerk	Designated body: Mishawaka Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

For residentially distressed areas, the deduction period may not exceed five (5) years. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years. For ERAs after June 30, 2000, the deduction period may not exceed ten (10) years. An area designated as an urban development area pursuant to an application filed after December 31, 1978, and prior to January 1, 1986, are entitled to a ten (10) year deduction.

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, CMC
JAN 31 2008
CITY CLERK
MISHAWAKA, IN

RESOLUTION NO. R 2008- 02

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA MAKING FINAL DETERMINATION AND CONFIRMING A CERTAIN AREA IN THE CITY OF MISHAWAKA, INDIANA AS AN ECONOMIC REVITALIZATION AREA

(BD SJRMC Mishawaka Development, LLC)

CONFIRMING RESOLUTION

WHEREAS, the Common Council of the City of Mishawaka, Indiana (the "Common Council"), did pursuant to the "Deduction for Rehabilitation or Redevelopment of Real Property in Economic Development Revitalization Areas Act" (Indiana Code 6-1.1-12.1-1 et. seq.) as amended (hereinafter referred to as the "Act"), declare that the following described area in the City of Mishawaka, County of St. Joseph, State of Indiana, is an "Economic Revitalization Area":

A lot or parcels of land described as follows:

1. Tax Keys #27-1059-1178.16; #27-1059-1177.01 and #27-1059-1177 with the legal description marked 'Exhibit A' and attached hereto;

More commonly known as vacant land on East Douglas Road.

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

WHEREAS, this declaration was effected by Resolution No. R 2007-21 (the "Declaratory Resolution") adopted by the Common Council on the 18th day of June, 2007; and

WHEREAS, under the provisions of the Act a copy of the Declaratory Resolution was filed for public inspection at the office of the St. Joseph County Assessor's Office; and

WHEREAS, pursuant to Indiana Code 5-3-1, public notice of the adoption and substance of the Declaratory Resolution was given; as well as setting forth that a public hearing would be held on February 4, 2008 to receive and hear all remonstrance and objections from interested persons; and

WHEREAS, pursuant to the Act, a copy of said public notice along with a copy of the Statement of Benefits (the "State of Benefits") of BD SJRMC Mishawaka Development, LLC (the "Applicant") was filed with each taxing unit in whose jurisdiction the property described in the above legal description is located; and

WHEREAS, on February 4, 2008, the Common Council received and heard all remonstrance and objections to the Declaratory Resolution from interested persons and considered the evidence;

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

1. That upon conclusion of said public hearing and consideration of evidence presented, it is now determined that the area described meets the qualifications for an Economic Revitalization Area; and

2. That the Declaratory Resolution is hereby modified and confirmed as follows:

   a) That the above described area shall be designated as an Economic Revitalization Area for a period of three (3) years beginning with the date of this resolution; and

   b) That the property tax deduction to which the property owner is entitled shall apply to real property pursuant to Section 3 of the Act; and

   c) That these deductions applicable for real property tax abatement and are limited to ten (10) years; and

   d) That the estimate of the value of the redevelopment is reasonable for projects of this nature; and

   e) That the description of the proposed redevelopment meets applicable standards for such development; and

   f) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment by the Applicant; and

   g) The estimate of the annual salaries of those individuals who will be employed o whose employment will be retained can be reasonably expected to result from the proposed described redevelopment by the Application; and

   h) That the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment; and

   i) That the deduction will not be allowed unless the facility is constructed or rehabilitated to meet local code standards; and

   j) That the totality of benefits is sufficient to justify the granting of this requested deduction.

NORTH AMERICAN
COMPOSITES

RECEIVED
MAR 19 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

ELECTRONIC MAIL DELIVERY & US MAIL DELIVERY

March 14, 2019

Derek J. Spier
Senior Planner & Economic Development Specialist
City of Mishawaka
City Hall
600 East Third Street
Mishawaka, Indiana 46544-2241

Subject: **North American Composites Company, 1460 E. 12th Street, Mishawaka, IN 46544**

Dear Derek:

Enclosed you will find our Compliance with Statement of Benefits Personal Property Form (CF-1).

NAC added 2 new jobs from April 1, 2018, to March 31, 2019.

This original letter and Form CF-1 will be mailed via U.S. Mail.

Please send a reply confirming receipt of our submission and contact me if you have any questions or need additional information.

Thank you.

Sincerely,

Jerry D. Davis

Jerry D. Davis
Vice President of Operations

300 APOLLO DRIVE
LINO LAKES, MINNESOTA 55014
TELEPHONE: (651) 766-5485
FACSIMILE: (651) 765-8378
EMAIL: JDAVIS@NACOMPOSITES.COM

COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE
This form contains information confidential pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: NORTH AMERICAN COMPOSITES COMPANY	County: ST. JOSEPH
Address of taxpayer *(number and street, city, state, and ZIP code)*: 1460 EAST 12TH STREET, MISHAWAKA, INDIANA 46544	DLGF taxing district number:
Name of contact person: JERRY D. DAVIS	Telephone number: (651) 766-5485

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: CITY OF MISHAWAKA, INDIANA, DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT	Resolution number: R2012-05 & R2012-06	Estimated start date *(month, day, year)*:
Location of property: 1460 EAST 12TH STREET, MISHAWAKA, INDIANA 46544		Actual start date *(month, day, year)*: 4/1/2017
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. NAC completed improvements to the building for the storage and handling of hazardous materials and purchased various types of material handling and transportation equipment.		Estimated completion date *(month, day, year)*:
		Actual completion date *(month, day, year)*: 3/31/2019

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		20
Salaries	750,000.00	1,765,586.00
Number of employees retained		18
Salaries		1,589,027.00
Number of additional employees		2
Salaries		176,559.00

SECTION 4 — COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project					1,223,500.00		22,500.00	
Less: Values of any property being replaced								
Net values upon completion of project					1,223,500.00		22,500.00	
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project					1,554,744.00		22,000.00	
Less: Values of any property being replaced								
Net values upon completion of project					1,554,744.00		22,000.00	

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Jerry D. Davis	VICE PRESIDENT OF OPERATIONS	03/14/2019

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. *This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.*
2. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
3. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.*
4. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
5. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ______________________________

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed (*month, day, year*)
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing ☐ AM ☐ PM	Date of hearing (*month, day, year*)	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 5 above*)

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed (*month, day, year*)
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

SOPKO, NUSSBAUM, INABNIT & KACZMAREK
ATTORNEYS AT LAW
5TH FLOOR - PLAZA BUILDING
210 S. MICHIGAN STREET
SOUTH BEND, INDIANA 46601
TELEPHONE (574) 234-3000
FACSIMILE (574) 234-4220
E-MAIL ADDRESS: SNI@SNI-LAW.COM

RICHARD A. NUSSBAUM, II*
BRENT E. INABNIT**
MATTHEW R. KACZMAREK
KEVIN E. WARREN
JOSHUA A. VISSER
NICHOLAS J. DERDA
WILLIAM M. SIDERITS
CHRISTINA M. SHAKOUR

*ALSO ADMITTED IN MICHIGAN
**ALSO ADMITTED IN ILLINOIS

OF COUNSEL
THOMAS C. SOPKO

February 28, 2019
(Via Email Transmission and U.S. Mail)

Derek J. Spier, Senior Planner & Economic Development Specialist
Planning and Development Department
City of Mishawaka
600 East 3rd Street
Mishawaka, Indiana 46544

Re: Tax Abatement Compliance
Long Term Care Investments V, LLC Compliance with Statement of Benefits
5805 N. Fir Road, Granger, Indiana

Dear Mr. Spier:

Enclosed please find Long Term Care Investments V, LLC's Compliance with Statement of Benefits Real Estate Improvements Form CF-1. Please contact me should you have any questions or if you need any additional information.

Very truly yours,

Brent E. Inabnit
brenti@sni-law.com

BEI:jh
Enclosures
cc: Long Term Care Investments V, LLC (w/enclosure)

P:\ATT\NJD\LTCI\2019 Belltower Letter.wpd

RECEIVED
MAR 05 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20 19 PAY 20 20
FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.*
2. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
3. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
4. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*
5. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Long Term Care Investments V, LLC	County: St. Joseph
Address of taxpayer *(number and street, city, state, and ZIP code)*: 1620 N. Ironwood Drive, South Bend, Indiana 46635	DLGF taxing district number: 036
Name of contact person: Andrew W. Place	Telephone number: (574) 259-4858

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Mishawaka Common Council	Resolution number: 2013-18	Estimated start date *(month, day, year)*: 10/21/2013
Location of property: 5805 N. Fir Road, Granger, Indiana 46530		Actual start date *(month, day, year)*: 10/1/2014
Description of real property improvements: Construction of a new one-story Skilled Nursing Care Facility consisting of 55,880 sq. ft., containing 84 beds, and having an estimated cost of $14-$15 million plus $1.5 million for fixtures and furniture.		Estimated completion date *(month, day, year)*: 5/1/2016
		Actual completion date *(month, day, year)*: 7/31/16

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	0	64 Full Time Equiv.
Salaries	0	$2,677,111.00
Number of employees retained	0	0
Salaries	0	0
Number of additional employees	61 Full Time	0
Salaries	$2,161,524.00	0

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	0	$48,600.00
Plus: Values of proposed project	16,500,000.00	
Less: Values of any property being replaced	10,000.00	
Net values upon completion of project	16,490,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	0	$52,200.00
Plus: Values of proposed project	14,500,000.00	$5,617,000
Less: Values of any property being replaced	10,000.00	10,000.00
Net values upon completion of project	14,490,000.00	$5,607,000.00

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	0	0
Amount of hazardous waste converted	0	0
Other benefits:	N/A	N/A

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
	Attorney	2-28-19

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found* ***NOT*** *to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has* ***NOT*** *made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ______________________________

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*

Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing	☐ AM ☐ PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 5 above*)

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*

Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Derek Spier

From: Scott Sivan <sivan@insite-dev.com>
Sent: Monday, March 25, 2019 11:08 AM
To: Derek Spier
Subject: Re: Barak River Rock - Annual Tax Abatement Compliance Reporting

>>> FROM EXTERNAL SENDER <<<

hi Derek,

Today there are still 6 people in our Insite Office located at 112 W Mishawaka Ave:
- Managing Partner
- Senior Project Manager
- Chief Finance Officer
- Senior Property Manager
- Design and Development Assistant
- Senior Maintenance Supervisor

the Gallery is no longer operating. Tule' has 2 employees, the Bar Method, an exercise studio, who was not yet operating this time last year, has at least 3, will confirm,

All the best,

Scott

On Mon, Mar 25, 2019 at 9:41 AM Derek Spier <dspier@mishawaka.in.gov> wrote:

> Scott-
>
> Good morning!
>
> For last year's compliance reporting, Samantha provided the following information which was included in our annual compliance report:
>
> " Barak River Rock employs 6 people including a managing partner, property manager, finance manager, marketing manager, maintenance supervisor, and a general maintenance position. All of these employees are based in Mishawaka and are tenants at the River Rock apartment building. Four additional employees are based at The Gallery R&S Studios and Tule Spa located in the first-floor retail/commercial portion of the building."

Is this data still accurate to use in this year's reporting? If not, please provide updated information.

Thank you.

Best regards,

Derek Spier, AICP

Senior Planner / Economic Development Specialist

City of Mishawaka

600 East Third Street

Mishawaka, IN 46544

p: 574-258-1625

f: 574-968-6999

e: dspier@mishawaka.in.gov

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.*
2. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
3. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
4. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*
5. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Barak River Rock, LLC	County: St. Joseph
Address of taxpayer *(number and street, city, state, and ZIP code)*: 117 W Grove Street Mishawaka	DLGF taxing district number: 71-023
Name of contact person: Scott Sivan, Managing Partner	Telephone number: (574) 302-7236

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: Common Council of the City of Mishawaka	Resolution number: R2013-21	Estimated start date *(month, day, year)*: 9/1/2015
Location of property: 126 W Mishawaka Ave, Mishawaka, IN 46545		Actual start date *(month, day, year)*: 1/4/2016
Description of real property improvements: River Rock Apartments at 116 + 128 W Mishawaka Ave		Estimated completion date *(month, day, year)*: 8/31/2016
		Actual completion date *(month, day, year)*: 1/11/2017

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	5-8	~~10~~ 11
Salaries	$200,000/yr	47,000 Mo
Number of employees retained		
Salaries		
Number of additional employees		
Salaries		

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project	155,000	177,300.00
Plus: Values of proposed project	14,565,233	9,203,300.00
Less: Values of any property being replaced	155,000	177,300.00
Net values upon completion of project	14,565,233	$9,380,600.00

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
[signature]	Managing Partner	3.12.19

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other *(specify)* ______________________________

Reasons for the determination *(attach additional sheets if necessary)*	
Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing ☐ AM ☐ PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS *(to be completed after the hearing)*

☐ Approved ☐ Denied *(see instruction 4 above)*

Reasons for the determination *(attach additional sheets if necessary)*	
Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

FORM CF-1 / PP

PRIVACY NOTICE
This form contains information confidential pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)
Prescribed by the Department of Local Government Finance

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1, and May 15, of each year, unless a filing extension under 1C 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1, and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-I).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: WELLPET	County: St. Joseph
Address of taxpayer *(street and number, city, state and ZIP code)*: 1011 West 11th Street Mishawaka IN 46544	DLGF taxing district number: 71-023
Name of contact person: Terry Peterson	Telephone number:

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: Mishawaka Common Council	Resolution number: R 2014 - 4	Estimated start date *(month, day, year)*: 04/29/2014
Location of property: 1121 West 11th Street MISHAWAKA IN 46544		Actual start date *(month, day, year)*: / /
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See Attached *Regrind System: An Overiew - December 2013		Estimated completion date *(month, day, year)*: 11/25/2014
		Actual completion date *(month, day, year)*: / /

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	91	110
Salaries	3,404,000	6,246,121
Number of employees retained	91	91
Salaries	3,404,000	3,404,000
Number of additional employees	6	19
Salaries	197,000	2,842,121

SECTION 4 — COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	14,705,633							
Plus: Values of proposed project	2,000,000							
Less: Values of any property being replaced								
Net values upon completion of project	16,705,633							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	22,063,528	6,590,977						
Plus: Values of proposed project	1,470,514	441,154						
Less: Values of any property being replaced								
Net values upon completion of project	23,534,042	7,032,131						

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	1,500,000	
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Terry Peterson	Controller	3/13/19

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. *This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.*
2. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
3. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.*
4. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially compy was caused by factors beyond the control of the property owner.*
5. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to. (1) the property owner; (2) the County Auditor; and (3) the County Assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other *(specify)* ______________________

Reasons for the determination *(attach additional sheets if necessary)*

Signature of authorized member		Date signed *(month, day, year)*
Attested by:	Designating body	

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing ☐AM ☐PM	Date of hearing *(month, day, year)*	Location of hearing

***HEARING RESULTS** (to be completed after the hearing)*

☐ Approved ☐ Denied *(see insruction 5 above)*

Reasons for determination *(attach additional sheets if necessary)*

Signature of authorized member		Date signed *(month, day, year)*
Attested by:	Designating body	

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R3 / 12-13)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: WellPet LLC	Name of contact person: Michelle Taigenhorst
Address of taxpayer (number and street, city, state, and ZIP code): 1011 West 11th Street	Telephone number: (574) 259-7834

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Mishawaka Common Council		Resolution number(s)
Location of property: 1121 West 11th Street, Mishawaka, IN 46544	County: St. Joseph	DLGF taxing district number: 71-023

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.)
SEE ATTACHED "REGRIND SYSTEM: An Overview - December 2013"

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	04/28/2014	11/28/2014
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
61	$3,404,000	61	$3,404,000	6	$197,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

	MANUFACTURING EQUIPMENT COST	MANUFACTURING EQUIPMENT ASSESSED VALUE	R & D EQUIPMENT COST	R & D EQUIPMENT ASSESSED VALUE	LOGIST DIST EQUIPMENT COST	LOGIST DIST EQUIPMENT ASSESSED VALUE	IT EQUIPMENT COST	IT EQUIPMENT ASSESSED VALUE
Current values	14,706,633.							
Plus estimated values of proposed project	2,000,000.00							
Less values of any property being replaced								
Net estimated values upon completion of project	16,706,633.							

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 1,500,000
Estimated hazardous waste converted (pounds)

Other benefits:
Increases production capabilities by 1,500,000 pounds.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: Michelle Taigenhorst	Date signed (month, day, year): 12/18/2013
Printed name of authorized representative: Michelle Taigenhorst	Title: Controller

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed five (5) calendar years * *(see below)*. The date this designation expires is 12-31-2018.

B. The type of deduction that is allowed in the designated area is limited to:
1. Installation of new manufacturing equipment; ☒ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☐ No
3. Installation of new logistical distribution equipment. ☐ Yes ☐ No
4. Installation of new information technology equipment; ☐ Yes ☐ No

C. The amount of deduction applicable to new manufacturing equipment is limited to $ 2,000,000. cost with an assessed value of $ to be determined by the assessor not to exceed $2,000,000.00

D. The amount of deduction applicable to new research and development equipment is limited to $ N/A cost with an assessed value of $ N/A.

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ N/A cost with an assessed value of $ N/A.

F. The amount of deduction applicable to new information technology equipment is limited to $ N/A cost with an assessed value of $ N/A.

G. Other limitations or conditions *(specify)* None

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☒ Year 1 ☒ Year 2 ☒ Year 3 ☒ Year 4 ☒ Year 5 (see below *)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☒ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
Council President	(574)258-1616	1-20-2014
Printed name of authorized member of designating body	Name of designating body	
Matt Mammolenti	Mishawaka Common Council	
Attested by: (signature and title of attester)	Printed name of attester	
Deborah S. Block	Deborah S. Block, IAMC,MMC, City Clerk	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20___ PAY 20____
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:
1. *This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.*
2. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
3. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
4. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*
5. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Cha Cha Properties	County: St Joseph
Address of taxpayer *(number and street, city, state, and ZIP code)*: 1133 E Fifth Street, Mishawka, IN 46544	DLGF taxing district number: 023 Mishawaka Penn
Name of contact person: Joan Joshi, General Manager	Telephone number: (574) 208-6851

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: Mishawaka City Council	Resolution number: R2014-10	Estimated start date *(month, day, year)*: 06/01/2014
Location of property: 1133 E Fifth Street, Mishawka, IN 46544		Actual start date *(month, day, year)*: 06/01/2014
Description of real property improvements:		Estimated completion date *(month, day, year)*: 02/15/2015
		Actual completion date *(month, day, year)*: 02/15/2015

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	24	32
Salaries	1,353,211.00	1,726,624.43
Number of employees retained	24	24
Salaries	1,353,211.00	1,407,745.07
Number of additional employees	3	8
Salaries	128,000.00	318,879.36

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	150,000.00	380,000.00
Plus: Values of proposed project	750,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	900,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	150,000.00	467,600.00
Plus: Values of proposed project	859,146.00	
Less: Values of any property being replaced		
Net values upon completion of project	1,009,146.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Joan Joshi	President	3/14/2019

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ______________________________

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed (*month, day, year*)

Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing ☐ AM ☐ PM	Date of hearing (*month, day, year*)	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 4 above*)

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed (*month, day, year*)

Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE
This form contains information confidential pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

INSTRUCTIONS:

1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1, and May 15, of each year, unless a filing extension under 1C 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1, and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-I).*

SECTION 1	TAXPAYER INFORMATION
Name of taxpayer WELLPET	County St. Joseph
Address of taxpayer *(street and number, city, state and ZIP code)* 1011 West 11th Street Mishawaka IN 46544	DLGF taxing district number 71-023
Name of contact person Terry Peterson	Telephone number

SECTION 2	LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body MISHAWAKA COMMON COUNCIL	Resolution number R2015-14	Estimated start date *(month, day, year)* 07/01/2015
Location of property 1121 West 11th Street MISHAWAKA IN 46544		Actual start date *(month, day, year)* / /
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. SEE ATTACHED "High Speed Packaging Line Overview 2015"		Estimated completion date *(month, day, year)* 11/01/2015 Actual completion date *(month, day, year)* / /

SECTION 3 — EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	115	110
Salaries	3,898,000	6,246,121
Number of employees retained	115	110
Salaries	3,898,000	3,898,000
Number of additional employees	4	
Salaries	200,000	2,348,121

SECTION 4 — COST AND VALUES	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	15,570,388							
Plus: Values of proposed project	1,800,000							
Less: Values of any property being replaced								
Net values upon completion of project	17,370,388							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	21,732,971	6,491,810						
Plus: Values of proposed project	1,801,071	540,321						
Less: Values of any property being replaced								
Net values upon completion of project	23,534,042	7,032,131						

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Terry Peterson	Controller	3/13/19

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. *This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.*
2. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
3. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.*
4. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially compy was caused by factors beyond the control of the property owner.*
5. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to. (1) the property owner; (2) the County Auditor; and (3) the County Assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other *(specify)* ______________________________

Reasons for the determination *(attach additional sheets if necessary)*

Signature of authorized member		Date signed *(month, day, year)*
Attested by:	Designating body	

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing ☐AM ☐PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved ☐ Denied *(see insruction 5 above)*

Reasons for determination *(attach additional sheets if necessary)*

Signature of authorized member		Date signed *(month, day, year)*
Attested by:	Designating body	

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R5 / 12-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: WellPet LLC	Name of contact person: Michelle Tatgenhorst
Address of taxpayer (number and street, city, state, and ZIP code): 1011 West 11th Street	Telephone number: (574) 259-7834

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Mishawaka Common Council		Resolution number(s):
Location of property: 1121 West 11th Street, Mishawaka, IN 46544	County: St. Joseph	DLGF taxing district number: 71-023

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.)
SEE ATTACHED "High Speed Packaging Line Overview 2016"

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	07/01/2016	11/01/2016
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
116	$3,898,000	116	$3,898,000	4	$200,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	16,570,888.(							
Plus estimated values of proposed project	1,600,000.0(							
Less values of any property being replaced								
Net estimated values upon completion of project	18,705,838.(							

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) ____________ Estimated hazardous waste converted (pounds) ____________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: Michelle Tatgenhorst	Date signed (month, day, year): 03/17/2016
Printed name of authorized representative: Michelle Tatgenhorst	Title: Controller

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed (5) Five calendar years * (see below). The date this designation expires is 12-31-2019.

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; ☒ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☒ No
3. Installation of new logistical distribution equipment. ☐ Yes ☒ No
4. Installation of new information technology equipment; ☐ Yes ☒ No

C. The amount of deduction applicable to new manufacturing equipment is limited to $ 1,800,000 cost with an assessed value of $1,800,000 or is determined by the assessor

D. The amount of deduction applicable to new research and development equipment is limited to $ -------- cost with an assessed value of $ --------.

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ -------- cost with an assessed value of $ --------.

F. The amount of deduction applicable to new information technology equipment is limited to $ -------- cost with an assessed value of $ --------.

G. Other limitations or conditions (specify) None

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☒ Year 1 ☒ Year 2 ☒ Year 3 ☐ Year 4 ☐ Year 5 (see below *)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
Dale "Woody" Emmons	(574) 258-1616	04-20-2015
Printed name of authorized member of designating body	Name of designating body	
Dale "Woody" Emmons, President	Mishawaka Common Council	
Attested by: (signature and title of attester)	Printed name of attester	
Deborah A. Block	Deborah S. Block, City Clerk	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Mayor D. Wood
Mishawaka City Hall
600 East Third Street
Mishawaka, IN 46544-2241

February 22, 2019

Bayer HealthCare LLC
3930 Edison Lakes Parkway
Mishawaka, IN 46545
Phone: (574) 252-4734
John.Herzig@bayer.com

Dear Mayor Wood:

On behalf of Bayer, I would like to thank you, Ken Prince, and the members of the Mishawaka City Council for the partnership and support of our Edison Lakes operation. Our team enjoys being part of this community, and the opportunity to give back as well.

As discussed with the announced site closure over the next 18 months. We would like to formally withdraw our request for Declaratory Resolution R2015-35 and R2015-36 Tax Abatement-Bayer HealthCare. Bayer is not aware of any outstanding compliance associated with this incentive.

I'll continue to keep your office updated as we progress through the transition period.

Best Regards,

John S. Herzig Jr.

John S. Herzig Jr.
VP Customer Logistics
Bayer HealthCare

COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE
This form contains information confidential pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: PATRICK INDUSTRIES, INC.	County: ST. JOSEPH
Address of taxpayer *(number and street, city, state, and ZIP code)*: 107 W FRANKLIN ST, PO BOX 638, ELKHART, IN 46515-0638	DLGF taxing district number: 71022
Name of contact person: MATHEW DAVIS	Telephone number: (574) 294-7511 EXT 7750

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: CITY OF MISHAWAKA COMMON COUNCIL	Resolution number: 2016-04	Estimated start date *(month, day, year)*: 03/21/2016
Location of property: 1241 E 12TH ST, MISHAWAKA, IN 46544		Actual start date *(month, day, year)*: 03/21/2016
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. GENERAL WOODWORKING EQUIPMENT, CNC ROUTERS, VINYL FORMING PRESS, AIR COMPRESSOR, AND DUST COLLECTION BAGHOUSE.		Estimated completion date *(month, day, year)*: 10/31/2016
		Actual completion date *(month, day, year)*:

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		163
Salaries		7,430,402.00
Number of employees retained		163
Salaries		
Number of additional employees	84	
Salaries	2,953,900.00	

SECTION 4 — COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	895,000.00	375,900.00					20,000.00	8,400.00
Less: Values of any property being replaced								
Net values upon completion of project	895,000.00	375,900.00					20,000.00	8,400.00
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	2,047,588.00	859,990.00					19,487.00	8,180.00
Less: Values of any property being replaced								
Net values upon completion of project	2,047,588.00	859,990.00					19,487.00	8,180.00

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: Mathew L Davis	Title: TAX MANAGER	Date signed *(month, day, year)*: 3/6/2019

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. *This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.*
2. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
3. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.*
4. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
5. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ______________________________

Reasons for the determination (*attach additional sheets if necessary*)	
Signature of authorized member	Date signed (*month, day, year*)
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing	Date of hearing (*month, day, year*)	Location of hearing
☐ AM ☐ PM		

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 5 above*)

Reasons for the determination (*attach additional sheets if necessary*)	
Signature of authorized member	Date signed (*month, day, year*)
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

RIVERWALK APARTMENTS
PROJECT UPDATE

INS!TE

INSITE DEVELOPMENT LLC

RECEIVED
MAR 19 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

03/11/2019

To whom it may concern,

Due to changes in the market over the last few years and the addition of new projects in downtown Mishawaka, we have been considering which type of project will best serve us and the community. We are reaching a conclusion based on our market and demographic research. We plan to make a decision to proceed with design, with the intent to commence construction by the second quarter of 2020.

Should you have any further questions, please do not hesitate to contact us.

Best Regards,

Scott Sivan

Scott Sivan, Architect
Managing Partner
INSITE Development, LLC
117 W. Grove St., Suite 103
Mishawaka, IN 46545
office 574 855 2072
cell 574 302 7236
www.insite-dev.com
www.riverrocklife.com
www.rgsliving.com

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.*
2. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
3. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
4. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*
5. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: RIVER WALK DEVELOPMENT LLC	County:
Address of taxpayer *(number and street, city, state, and ZIP code)*: 117 W GROVE St, MISHAWAKA, IN 46545, STE 103	DLGF taxing district number: 71023
Name of contact person: SCOTT SIVAN, MANAGING PARTNER	Telephone number: (574) 8552072

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: COMMON COUNCIL OF THE CITY OF MISHAWAKA	Resolution number: 2017-08	Estimated start date *(month, day, year)*: MAY 2020
Location of property: VACANT LAND AT 100 BLOCK OF EAST MISHAWAKA AVE, EAST OF SARAH ST		Actual start date *(month, day, year)*:
Description of real property improvements: INVESTMENT OF AT LEAST $12.5 mm $13.5mm in the DEVELOPMENT AND CONSTRUCTION OF A MULTI-FAMILY HOUSING PROJECT CONTAINING APPROXIMATELY 120,000 SQF		Estimated completion date *(month, day, year)*: AUGUST 2021 Actual completion date *(month, day, year)*:

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees Ø	2	3
Salaries $ Ø	$75000/Y	$ 28166/Y
Number of employees retained Ø	0	0
Salaries $ Ø	0	0
Number of additional employees Ø	0	0
Salaries $ Ø	0	0

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS COST	ASSESSED VALUE
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	Ø	EXEMPT
Plus: Values of proposed project	$12.5-13.5 mm	Reg 17
Less: Values of any property being replaced	N/A	N/A
Net values upon completion of project	$12.5-13.5 mm	Reg 17
ACTUAL	COST	ASSESSED VALUE
Values before project	Ø	EXEMPT
Plus: Values of proposed project	Ø	Reg 17
Less: Values of any property being replaced	N/A	N/A
Net values upon completion of project	N/A	N/A

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
[signature]	Managing Partner	3.12.19

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found* **NOT** *to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has* **NOT** *made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ____________________

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing ☐ AM ☐ PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 4 above*)

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

RECEIVED
MAR 19 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Lippert Components Manufacturing, Inc.
Annual Tax Abatement Reporting - REAL PROPERTY
CF-1 Attachment

The project is still ongoing.

The designated property, 400 S Byrkit Avenue, Mishawaka, IN, was a massive reconstruction project. There were -0- employees at the location prior to the project beginning. The 221 employees retained were a combination of employees transferred from other Lippert Components Manufacturing, Inc. locations as well as new hires.

COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

2019 PAY 2020
FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.*
2. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
3. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
4. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*
5. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Lippert Components Manufacturing, Inc.	County: Elkhart
Address of taxpayer *(number and street, city, state and ZIP code)*: 3501 County Road 6E Elkhart IN 46514	DLGF taxing district number: 023
Name of contact person: Tom Bauters	Telephone number: (574) 312-6159

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Mishawaka	Resolution number:	Estimated start date *(month, day, year)*: 08/01/2017
Location of property: 400 S Byrkit Avenue Mishawaka IN 46544		Actual start date *(month, day, year)*: 08/01/2017
Description of real property improvements: Remodeling existing building, Adding new Addition, Adding paved parking lot		Estimated completion date *(month, day, year)*: 08/01/2019
		Actual completion date *(month, day, year)*: 08/01/2019

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	247	221
Salaries	10,354,808	9,124,640
Number of employees retained	247	221
Salaries	10,354,808	9,124,640
Number of additional employees	200	
Salaries	7,800,000	

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	1,760,341	
Plus: Values of proposed project	7,400,000	
Less: Values of any property being replaced		
Net values upon completion of project	9,160,341	
ACTUAL	COST	ASSESSED VALUE
Values before project	1,760,341	
Plus: Values of proposed project	13,538,189	
Less: Values of any property being replaced		
Net values upon completion of project	15,298,530	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: [signature]	Title: Assistant Treasurer + Tax Director	Date signed *(month, day, year)*: 03.15.2019

Client/Loc BYRKIT

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ____________________

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing ☐ AM ☐ PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS *(to be completed after the hearing)*

☐ Approved ☐ Denied (*see instruction 4 above*)

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):
☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:
1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Lippert Components Manufacturing, Inc.		
Address of taxpayer (*number and street, city, state, and ZIP code*): 3501 County Road 6 East, Elkhart, IN 46514		
Name of contact person: Tom Bauters	Telephone number: (574) 312-6159	E-mail address: tbauters@lci1.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: City of Mishawaka		Resolution number:
Location of property: 400 South Byrkit Avenue, Mishawaka, IN 46544	County: St. Joseph	DLGF taxing district number: 023 - Mish
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): Remodel existing facility 347,000 sq. ft: $3,000,000 Construct new 79,200 sq. ft building addition: $3,200,000 Asphalt parking lot for 380 parking spaces and 40 semi truck spaces: $1,200,000		Estimated start date (*month, day, year*): August 1, 2017 Estimated completion date (*month, day, year*): August 1, 2019

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
247.00	$10,354,808.00	247.00	$10,354,808.00	200.00	$7,800,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,760,341.00	4,485,000.00
Plus estimated values of proposed project	7,400,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	9,160,341.00	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) ____________ Estimated hazardous waste converted (*pounds*) ____________

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: TJ Bauters, CPA	Date signed (*month, day, year*): 06/12/2017
Printed name of authorized representative: Tom Bauters	Title: Assistant Treasurer & Tax Director

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed ___________ calendar years* *(see below)*. The date this designation expires is ______________________________.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ ________________.

D. Other limitations or conditions *(specify)* ____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below) ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (*signature and title of authorized member of designating body*)	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. 2017-17

Lippert Components Manufacturing Inc.
400 South Byrkit Avenue

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

420 SOUTH BYRKIT AVENUE, WITH OTHER ADDRESSES INCLUDING 408, 418, 424, AND 440 SOUTH BRYKIT AVENUE AND 401 SOUTH BEIGER STREET.

AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF REAL PROPERTY TAX ABATEMENT

WHEREAS, the Common Council of the City of Mishawaka, Indiana, adopted a Declaratory Resolution which designated the area known as 420 South Byrkit Avenue, with other addresses including 408, 418, 424, and 440 South Brykit Avenue and 401 South Beiger Street, Mishawaka, IN 46544, to be an Economic Revitalization 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 Parcel ID Numbers:

71-09-14-301-002.000-023	71-09-15-428-008.000-023
71-09-14-301-001.000-023	71-09-15-428-009.000-023
71-09-14-301-003.000-023	71-09-15-428-010.000-023
71-09-14-301-013.000-023	71-09-15-428-011.000-023
71-09-14-301-021.000-023	71-09-14-184-001.000-023
71-09-15-285-005.000-023	71-09-14-326-002.000-023
71-09-15-428-006.000-023	71-09-14-326-001.000-023
71-09-15-428-007.000-023	71-09-14-326-003.000-023

A parcel of land in the West Half (½) of the West Half (½) of Section Fourteen (14), Township Thirty-seven (37) North, Range Three (3) East, Penn Township, St. Joseph County, City of Mishawaka, Indiana, more particularly described as fellows: The "Point of Beginning" of said parcel of land herein described being the Northwest corner of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section 14; thence North 00 degrees 00 minutes 00 seconds West, along the West line of Section 14 and the centerline of Byrkit Avenue, a distance of 332.38 feet to the Southerly right of way line of Conrail Corporation; thence along a curve, concave Southerly, whose elements are: central angle of 04 degrees 33 minutes 30 seconds, radius of 9536.76 feet, arc length of 757.34 feet, and a chord that bears North 85 degrees 33 minutes 33 seconds East, 757.14 feet; thence North 87 degrees 43 minutes 30 seconds East, along the Southerly right of way line of Conrail Corporation, a distance of 549.65 feet to the East line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section 14; thence South 00 degrees 12 minutes 30 seconds East, along the East line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section 14, a distance of 406.39 feet to the Northeast corner of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section 14; thence South 00 degrees 02 minutes 30 seconds East along the East line of the West Half (½) of the Southwest Quarter (¼) of said Section 14; a distance of 229.93 feet; thence North 89 degrees 59 minutes 44 seconds West a distance of 393.74 feet; times South 00 degrees 10 minutes 42 seconds West a distance of 302.57 feet; thence South 89 degrees 51 minutes 00 seconds West a distance of 871.05 feet to the East right of way line of Byrkit Avenue and to a point which is South 00 degrees 00 minutes 00 seconds West 528.42 feet and North 89 degrees 51 minutes 00 seconds East 40.00 feet from the Northwest corner of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section 14; thence North 00 degrees 00 minutes 00 seconds East, along the East right of way of Byrkit Avenue; a distance of 272.89 feet; thence South 89 degrees 43 minutes 00seconds West a distance of 40.00 feet to the West line of said Section 14 and the centerline of Byrkit Avenue; thence North 00 degrees 00 minutes 00 seconds West, along the West line of said Section 14 and the centerline of Byrkit Avenue, a distance of 255.62 feet to the "Point of Beginning".

Together with:

Part of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Fifteen (15), Township Thirty –seven (37) North, Range Three (3) East, Penn Township, St. Joseph County, City of Mishawaka, Indiana, described as follows: Commencing at the Southeast corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section 15, Township 37 North, Range 3 East; thence North 89 degrees 28 minutes 00 seconds West, a distance of 20.00 feet to the point of beginning; thence continue North 89 degrees 28 minutes 00 seconds West on the North line of Fifth Street, a distance of 267.50 feet; thence North 00 degrees 00 minutes 00 seconds East parallel with the East line of Section 15, a distance of 310.27 feet to the Southerly right of way Line of the Conrail Corporation; thence North 84 degrees 01 minutes 48 seconds East on the Southerly right of way line of the Conrail Corporation, a distance of 268.945 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 340.73 feet to the point of beginning.

Together with:

Part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), Township Thirty-seven (37) North, Range Three (3) East, Penn Township, St. Joseph County, City of Mishawaka, Indiana, described as follows: Commencing at the Northeast corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), Township Thirty-seven (37) North, Range Three (3) East; thence South 00 degrees 00 minute 00 seconds East on the East line of Section 15, a distance of 66.00 feet; thence North 89 degrees 28 minutes 00 seconds West, a distance of 40.00 feet to the West line of Byrkit Avenue and the point of beginning; thence South 00 degrees 00 minutes 00 seconds West parallel with the East line of Section 15 and on the West right of way line of Byrkit Avenue, a distance of 120.00 feet; thence North 89 degrees 28 minutes 00 seconds West parallel with the South right of way line of Fifth Street, a distance of 118.98 feet; thence North 00 degrees 05 minutes 44 seconds East, a distance of 120.00 feet to the South right of way line of Fifth Street, a distance of 118.78 feet to the point of beginning and being known as Lots 18 through 23 in the Broadmoor Proposed Subdivision.

Together with:

A lot or parcel of land in the Northwest Quarter of Section 14, Township 37 North, Range 3 East, bounded by a line running as follows: Beginning at a point 684 ½ feet West of the center of said Section, which point is in the West line of Beiger Street, as platted in Beiger Farm Addition to the City of Mishawaka; thence North along the West line of said Beiger Street 438.6 feet to the South line of the New York Central Railroad Company's right of way; thence Westerly with said Railroad Company's right of way 624.74 feet; thence South 416.9 feet; thence East 624 ½ feet to the place of beginning.

Together with:

Beginning at a point on the West line of the West Half of the East Half of the Southwest Quarter of Section 14, Township 37 North, Range 3 East, 195 feet South of the Northwest Corner of the West Half of the East Half of the Southwest Quarter of said Section 14; thence South along the West line of the West Half of the East Half of the Southwest Quarter of said Section 14, Township 37 North, Range 3 east, 332.8 feet; thence East parallel with the North line of the West Half of the East Half of the Southwest Quarter of said Section 14, 654.41 feet to the centerline of Beiger Street in the City of Mishawaka, Indiana; thence North along the centerline of Beiger Street 332.8 feet to a point 195 feet South of the North line of said West Half of the East Half of the Southwest Quarter of said Section 14; thence West parallel with the North line of said Southwest Quarter of Section 14, Township 37 North, Range 3 East, 654.43 feet to the place of beginning.

Together with:

A lot or parcel of land in the Southwest Quarter of Section 14, Township 37 North Range 3 East bounded as follows: Beginning at a point on the centerline of said Section 654 ½ feet West of the center of said Section 14, which beginning point is in the middle of Beiger Street; thence South along the middle of said Beiger Street 161 ½ feet; thence West 269.72 feet; thence North 161 ½ feet; thence East 269.72 feet, to the place of beginning.

Together with:

A tract or parcel of land in Section 14, Township 37 North, Range 3 East, described as follows: Beginning at a point 924.22 feet West of the center of said Section 14, which is the Northwest corner of a tract heretofore conveyed to Charles Haney and wife on October 13, 1915 by deed recorded in Deed Record 153 at pages 245 and 246 in the Recorder's Office of St. Joseph county, Indiana; thence West along the East and West centerline 390.28 feet to the North and South centerline of the Southwest Quarter of said Section 14; thence South along said line 195 feet; thence East 630 feet to the West line of Beiger Street; thence North 33 ½ feet to the South line of the tract heretofore conveyed to Charles Haney and wife, as above described; thence West along said South line to the Southwest Corner of said tract conveyed to said Charles Haney and wife; thence North 161 ½ feet to the place of beginning.

Together with:

Beginning at a point on the West line of the East Half of the Southwest Quarter of Section 14, Township 37 North, Range 3 East, 527.8 feet South of the Northwest Corner of the East Half of the Southwest Quarter of said Section 14; thence continuing South of the Northwest corner of the East Half of said Southwest Quarter of said Section 462.2 feet; thence East parallel to the North line of the East Half of the Southwest Quarter of said Section 14, 654.36 feet to the centerline of Beiger Street, in the City of Mishawaka, Indiana; thence North along the centerline of Beiger Street 462.2 feet to a point 527.8 feet South of the North line of said East Half of the Southwest Quarter of said Section 14; thence West parallel with the North line of said East Half of said Southwest Quarter of Section 14, Township 37 North, Range 3 East, 654.41 feet to the place of beginning.

More commonly having addresses at 420 South Byrkit Avenue, with other addresses including 408, 418, 424, and 440 South Brykit Avenue and 401 South Beiger Street.

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 remonstrance and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization 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 for the purposes of tax abatement. Such designation is for personal property tax abatement only and is limited to one (1) calendar year.

2. The Common Council hereby determines that the property owner is qualified for and is granted a real property tax deduction; provided the same shall be limited to a period of ten (10) years for real property only in the following applicable deduction percentages:

Year 1:	100%
Year 2	90%
Year 3	80%
Year 4	70%
Year 5	60%
Year 6	50%
Year 7	40%
Year 8	30%
Year 9	20%
Year 10	10%

3. That the petition for tax abatement, and the Statement of Benefits submitted by Lippert Manufacturing Components, Inc. comply with Indiana Code § 6-1.1-12.1-1 et seq. and are hereby approved.

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 for the purposes of tax abatement.

ADOPTED by the Common Council of the City of Mishawaka, Indiana, St. Joseph County, Indiana, this 5th day of July, 2017.

____
Ross Deal, President

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this _____ day of July, 2017.

____
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this _____ day of July , 2017, at _____ o'clock ____.M.

____
David A. Wood, Mayor

Tax Abatement Schedule prepared for: 28-Jun-17

Lippert Components Manufacturing Inc.

Real Property

Mishawaka Penn Township 10 Year Tax Abatement Schedule*

TOTAL PROJECT IMPACT

Total estimated Project Cost: 7,400,000.00

Base Assessed Value: 5,920,000.00

(base assessed value is estimated at 85% of project cost)

Assume constant tax rate of: 4.5291% 2017 pay 2018 tax rate

Year	Assessed Value	Gross Tax	Max Tax Bill*	Percent Abated	Tax Abated	Tax Paid
1	5,920,000	268,123	240,370	100%	240,370	0
2	5,920,000	268,123	240,370	90%	216,333	24,037
3	5,920,000	268,123	240,370	80%	192,296	48,074
4	5,920,000	268,123	240,370	70%	168,259	72,111
5	5,920,000	268,123	240,370	60%	144,222	96,148
6	5,920,000	268,123	240,370	50%	120,185	120,185
7	5,920,000	268,123	240,370	40%	96,148	144,222
8	5,920,000	268,123	240,370	30%	72,111	168,259
9	5,920,000	268,123	240,370	20%	48,074	192,296
10	5,920,000	268,123	240,370	10%	24,037	216,333
				2,403,700	1,322,035	1,081,665

* Maximum tax bill is per the 3% property tax cap rate and a 1.0603% property tax exempt tax rate calculated per the Indiana DLGF on-line tax bill calculator.

Total Taxes Due During Abatement: 2,403,700

Total Taxes Abated During Abatement: 1,322,035

Total Taxes Paid During Abatement: 1,081,665

* - This schedule is for estimation purposes only and assumes constant tax rates. The true tax values will ultimately be determined by the actual assessed valuation and the then current tax rates.

RECEIVED
MAR 19 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Lippert Components Manufacturing, Inc.
Annual Tax Abatement Reporting - PERSONAL PROPERTY
CF-1 Attachment

The project is still ongoing.

The designated property, 400 S Byrkit Avenue, Mishawaka, IN, was a massive reconstruction project. There were -0- employees at the location prior to the project beginning. The 221 employees retained were a combination of employees transferred from other Lippert Components Manufacturing, Inc. locations as well as new hires.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE
This form contains information confidential pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

INSTRUCTIONS:
1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1, and May 15, of each year, unless a filing extension under 1C 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1, and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-I).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Lippert Components Manufacturing, Inc.	County: St. Joseph
Address of taxpayer *(street and number, city, state and ZIP code)*: 3501 County Road 6E Elkhart IN 46514	DLGF taxing district number: 023
Name of contact person: Tom Bauters	Telephone number: 574 312-6159

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body: City of Mishawaka	Resolution number: 2017-16	Estimated start date *(month, day, year)*: 08/01/2017
Location of property: 400 S Byrkit Avenue Mishawaka IN 46544		Actual start date *(month, day, year)*: 08/01/2017
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Racking, Equipment, Furniture & Fixtures		Estimated completion date *(month, day, year)*: 08/01/2019
		Actual completion date *(month, day, year)*: 08/01/2019

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	247	221
Salaries	10,354,808	9,124,640
Number of employees retained	247	221
Salaries	10,354,808	9,124,640
Number of additional employees	200	
Salaries	7,800,000	

SECTION 4 — COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project					109,605			
Plus: Values of proposed project					1,625,000			
Less: Values of any property being replaced								
Net values upon completion of project					1,734,605			
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project					109,605			
Plus: Values of proposed project					2,841,211			
Less: Values of any property being replaced								
Net values upon completion of project					2,950,816			

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
[signature] DPA, CPA	Assistant Treasurer ~~Tax Director~~ Tax Director	03.15.2019

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. *This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.*
2. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
3. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.*
4. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
5. *If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the County Assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) ______________________________

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed (*month, day, year*)
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing ☐ AM ☐ PM	Date of hearing (*month, day, year*)	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 5 above*)

Reasons for the determination (*attach additional sheets if necessary*)

Signature of authorized member	Date signed (*month, day, year*)
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Lippert Components Manufacturing, Inc.	Name of contact person: Tom Bauters
Address of taxpayer (*number and street, city, state, and ZIP code*): 3501 County Road 6 East, Elkhart, IN 46514	Telephone number: (574) 312-6159

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: City of Mishawaka		Resolution number (s):
Location of property: 400 South Byrkit, Mishawaka, IN 46544	County: St. Joseph	DLGF taxing district number: 023 - Mishawaka - Penn

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(Use additional sheets if necessary.)*

Racking for distribution facility - $500,000
Equipment - $800,000
Furniture & Fixtures - $325,000

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment		
R & D Equipment		
Logist Dist Equipment	08/01/2017	08/01/2019
IT Equipment	08/01/2017	08/01/2019

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
247	10,354,808	247	10,354,808	200	7,800,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values					109,605	43,840		
Plus estimated values of proposed project					1,625,000			
Less values of any property being replaced								
Net estimated values upon completion of project					1,734,605			

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) __________ Estimated hazardous waste converted (*pounds*) __________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: TJ Bauters, CTA	Date signed (*month, day, year*): 6/12/2017
Printed name of authorized representative: Tom Bauters	Title: Assistant Treasurer & Tax Director

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed ____________ calendar years * *(see below)*. The date this designation expires is ______________________________. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; ☐ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☐ No
3. Installation of new logistical distribution equipment. ☐ Yes ☐ No
4. Installation of new information technology equipment; ☐ Yes ☐ No

☐ Enhanced Abatement per IC 6-1.1-12.1-18 *Check box if an enhanced abatement was approved for one or more of these types.*

C. The amount of deduction applicable to new manufacturing equipment is limited to $ ________________ cost with an assessed value of $ ____________________. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to $ ________________ cost with an assessed value of $ ____________________. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ ________________ cost with an assessed value of $ ____________________. *(One or both lines may be filled out to establish a limit; if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to $ ________________ cost with an assessed value of $ ____________________. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions *(specify)* ____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

☐ Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved: __________ *(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)*

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: *(signature and title of authorized member of designating body)*	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by: *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. 2017-16

Lippert Components Manufacturing Inc.
400 South Byrkit Avenue

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

420 SOUTH BYRKIT AVENUE, WITH OTHER ADDRESSES INCLUDING 408, 418, 424, AND 440 SOUTH BRYKIT AVENUE AND 401 SOUTH BEIGER STREET.

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

WHEREAS, the Common Council of the City of Mishawaka, Indiana, adopted a Declaratory Resolution which designated the area known as 420 South Byrkit Avenue, with other addresses including 408, 418, 424, and 440 South Brykit Avenue and 401 South Beiger Street, Mishawaka, IN 46544, to be an Economic Revitalization 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 Parcel ID Numbers:

71-09-14-301-002.000-023	71-09-15-428-008.000-023
71-09-14-301-001.000-023	71-09-15-428-009.000-023
71-09-14-301-003.000-023	71-09-15-428-010.000-023
71-09-14-301-013.000-023	71-09-15-428-011.000-023
71-09-14-301-021.000-023	71-09-14-184-001.000-023
71-09-15-285-005.000-023	71-09-14-326-002.000-023
71-09-15-428-006.000-023	71-09-14-326-001.000-023
71-09-15-428-007.000-023	71-09-14-326-003.000-023

A parcel of land in the West Half (½) of the West Half (½) of Section Fourteen (14), Township Thirty-seven (37) North, Range Three (3) East, Penn Township, St. Joseph County, City of Mishawaka, Indiana, more particularly described as fellows: The "Point of Beginning" of said parcel of land herein described being the Northwest corner of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section 14; thence North 00 degrees 00 minutes 00 seconds West, along the West line of Section 14 and the centerline of Byrkit Avenue, a distance of 332.38 feet to the Southerly right of way line of Conrail Corporation; thence along a curve, concave Southerly, whose elements are: central angle of 04 degrees 33 minutes 30 seconds, radius of 9536.76 feet, are length of 757.34 feet, and a chord that bears North 85 degrees 33 minutes 33 seconds East, 757.14 feet; thence North 87 degrees 43 minutes 30 seconds East, along the Southerly right of way line of Conrail Corporation, a distance of 549.65 feet to the East line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section 14; thence South 00 degrees 12 minutes 30 seconds East, along the East line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section 14, a distance of 406.39 feet to the Northeast corner of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section 14; thence South 00 degrees 02 minutes 30 seconds East along the East line of the West Half (½) of the Southwest Quarter (¼) of said Section 14; a distance of 229.93 feet; thence North 89 degrees 59 minutes 44 seconds West a distance of 393.74 feet; times South 00 degrees 10 minutes 42 seconds West a distance of 302.57 feet; thence South 89 degrees 51 minutes 00 seconds West a distance of 871.05 feet to the East right of way line of Byrkit Avenue and to a point which is South 00 degrees 00 minutes 00 seconds West 528.42 feet and North 89 degrees 51 minutes 00 seconds East 40.00 feet from the Northwest corner of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section 14; thence North 00 degrees 00 minutes 00 seconds East, along the East right of way of Byrkit Avenue; a distance of 272.89 feet; thence South 89 degrees 43 minutes 00seconds West a distance of 40.00 feet to the West line of said Section 14 and the centerline of Byrkit Avenue; thence North 00 degrees 00 minutes 00 seconds West, along the West line of said Section 14 and the centerline of Byrkit Avenue, a distance of 255.62 feet to the "Point of Beginning".

Together with:

Part of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Fifteen (15), Township Thirty –seven (37) North, Range Three (3) East, Penn Township, St. Joseph County, City of Mishawaka, Indiana, described as follows: Commencing at the Southeast corner of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section 15, Township 37 North, Range 3 East; thence North 89 degrees 28 minutes 00 seconds West, a distance of 20.00 feet to the point of beginning; thence continue North 89 degrees 28 minutes 00 seconds West on the North line of Fifth Street, a distance of 267.50 feet; thence North 00 degrees 00 minutes 00 seconds East parallel with the East line of Section 15, a distance of 310.27 feet to the Southerly right of way Line of the Conrail Corporation; thence North 84 degrees 01 minutes 48 seconds East on the Southerly right of way line of the Conrail Corporation, a distance of 268.945 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 340.73 feet to the point of beginning.

Together with:

Part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), Township Thirty-seven (37) North, Range Three (3) East, Penn Township, St. Joseph County, City of Mishawaka, Indiana, described as follows: Commencing at the Northeast corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), Township Thirty-seven (37) North, Range Three (3) East; thence South 00 degrees 00 minute 00 seconds East on the East line of Section 15, a distance of 66.00 feet; thence North 89 degrees 28 minutes 00 seconds West, a distance of 40.00 feet to the West line of Byrkit Avenue and the point of beginning; thence South 00 degrees 00 minutes 00 seconds West parallel with the East line of Section 15 and on the West right of way line of Byrkit Avenue, a distance of 120.00 feet; thence North 89 degrees 28 minutes 00 seconds West parallel with the South right of way line of Fifth Street, a distance of 118.98 feet; thence North 00 degrees 05 minutes 44 seconds East, a distance of 120.00 feet to the South right of way line of Fifth Street, a distance of 118.78 feet to the point of beginning and being known as Lots 18 through 23 in the Broadmoor Proposed Subdivision.

Together with:

A lot or parcel of land in the Northwest Quarter of Section 14, Township 37 North, Range 3 East, bounded by a line running as follows: Beginning at a point 684 ½ feet West of the center of said Section, which point is in the West line of Beiger Street, as platted in Beiger Farm Addition to the City of Mishawaka; thence North along the West line of said Beiger Street 438.6 feet to the South line of the New York Central Railroad Company's right of way; thence Westerly with said Railroad Company's right of way 624.74 feet; thence South 416.9 feet; thence East 624 ½ feet to the place of beginning.

Together with:

Beginning at a point on the West line of the West Half of the East Half of the Southwest Quarter of Section 14, Township 37 North, Range 3 East, 195 feet South of the Northwest Corner of the West Half of the East Half of the Southwest Quarter of said Section 14; thence South along the West line of the West Half of the East Half of the Southwest Quarter of said Section 14, Township 37 North, Range 3 east, 332.8 feet; thence East parallel with the North line of the West Half of the East Half of the Southwest Quarter of said Section 14, 654.41 feet to the centerline of Beiger Street in the City of Mishawaka, Indiana; thence North along the centerline of Beiger Street 332.8 feet to a point 195 feet South of the North line of said West Half of the East Half of the Southwest Quarter of said Section 14; thence West parallel with the North line of said Southwest Quarter of Section 14, Township 37 North, Range 3 East, 654.43 feet to the place of beginning.

Together with:

A lot or parcel of land in the Southwest Quarter of Section 14, Township 37 North Range 3 East bounded as follows: Beginning at a point on the centerline of said Section 654 ½ feet West of the center of said Section 14, which beginning point is in the middle of Beiger Street; thence South along the middle of said Beiger Street 161 ½ feet; thence West 269.72 feet; thence North 161 ½ feet; thence East 269.72 feet, to the place of beginning.

Together with:

A tract or parcel of land in Section 14, Township 37 North, Range 3 East, described as follows: Beginning at a point 924.22 feet West of the center of said Section 14, which is the Northwest corner of a tract heretofore conveyed to Charles Haney and wife on October 13, 1915 by deed recorded in Deed Record 153 at pages 245 and 246 in the Recorder's Office of St. Joseph county, Indiana; thence West along the East and West centerline 390.28 feet to the North and South centerline of the Southwest Quarter of said Section 14; thence South along said line 195 feet; thence East 630 feet to the West line of Beiger Street; thence North 33 ½ feet to the South line of the tract heretofore conveyed to Charles Haney and wife, as above described; thence West along said South line to the Southwest Corner of said tract conveyed to said Charles Haney and wife; thence North 161 ½ feet to the place of beginning.

Together with:

Beginning at a point on the West line of the East Half of the Southwest Quarter of Section 14, Township 37 North, Range 3 East, 527.8 feet South of the Northwest Corner of the East Half of the Southwest Quarter of said Section 14; thence continuing South of the Northwest corner of the East Half of said Southwest Quarter of said Section 462.2 feet; thence East parallel to the North line of the East Half of the Southwest Quarter of said Section 14, 654.36 feet to the centerline of Beiger Street, in the City of Mishawaka, Indiana; thence North along the centerline of Beiger Street 462.2 feet to a point 527.8 feet South of the North line of said East Half of the Southwest Quarter of said Section 14; thence West parallel with the North line of said East Half of said Southwest Quarter of Section 14, Township 37 North, Range 3 East, 654.41 feet to the place of beginning.

More commonly having addresses at 420 South Byrkit Avenue, with other addresses including 408, 418, 424, and 440 South Brykit Avenue and 401 South Beiger Street.

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 remonstrance and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization 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 for the purposes of tax abatement. Such designation is for personal property tax abatement only and is limited to one (1) calendar year.

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 ten (10) years for real property only in the following applicable deduction percentages:

Year 1:	100%
Year 2	90%
Year 3	80%
Year 4	70%
Year 5	60%
Year 6	50%
Year 7	40%
Year 8	30%
Year 9	20%
Year 10	10%

3. That the petition for tax abatement, and the Statement of Benefits submitted by Lippert Manufacturing Components, Inc. comply with Indiana Code § 6-1.1-12.1-1 et seq. and are hereby approved.

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 for the purposes of tax abatement.

ADOPTED by the Common Council of the City of Mishawaka, Indiana, St. Joseph County, Indiana, this 5th day of July, 2017.

____
Ross Deal, President

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this _____ day of July, 2017.

____
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this _____ day of July , 2017, at _____ o'clock ____.M.

____
David A. Wood, Mayor

Tax Abatement Schedule prepared for: 28-Jun-17

Lippert Components Manufacturing Inc.

Personal Property

Mishawaka Penn Township 10 Year Tax Abatement Schedule*

TOTAL PROJECT IMPACT

Total estimated Project Cost: 1,625,000.00

Base Assessed Value: 1,300,000.00

(base assessed value is estimated at 85% of project cost)

Assume constant tax rate of: 4.5291% 2017 pay 2018 tax rate

Year	Assessed Value	Gross Tax	Max Tax Bill*	Percent Abated	Tax Abated	Tax Paid
1	1,300,000	58,878	52,784	100%	52,784	0
2	1,300,000	58,878	52,784	90%	47,506	5,278
3	1,300,000	58,878	52,784	80%	42,227	10,557
4	1,300,000	58,878	52,784	70%	36,949	15,835
5	1,300,000	58,878	52,784	60%	31,670	21,114
6	1,300,000	58,878	52,784	50%	26,392	26,392
7	1,300,000	58,878	52,784	40%	21,114	31,670
8	1,300,000	58,878	52,784	30%	15,835	36,949
9	1,300,000	58,878	52,784	20%	10,557	42,227
10	1,300,000	58,878	52,784	10%	5,278	47,506
				527,840	290,312	237,528

* Maximum tax bill is per the 3% property tax cap rate and a 1.0603% property tax exempt tax rate calculated per the Indiana DLGF on-line tax bill calculator.

Total Taxes Due During Abatement: 527,840

Total Taxes Abated During Abatement: 290,312

Total Taxes Paid During Abatement: 237,528

* - This schedule is for estimation purposes only and assumes constant tax rates.
The true tax values will ultimately be determined by the actual
assessed valuation and the then current tax rates.

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)
Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

FILED
FEB 21 2019
MISHAWAKA COMMON COUNCIL
ST. JOSEPH COUNTY INDIANA

PRIVACY NOTICE
This form contains information confidential pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

INSTRUCTIONS:

1. *Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
2. *This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1, and May 15, of each year, unless a filing extension under 1C 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1, and the extended due date of each year.*
3. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-l).*

SECTION 1	TAXPAYER INFORMATION
Name of taxpayer Jamil Packaging Corporation	County St. Joseph
Address of taxpayer *(street and number, city, state and ZIP code)* 1420 Industrial Drive Mishawaka IN 46544	DLGF taxing district number 71-022
Name of contact person David J. Hershberger	Telephone number 574-256-2600

SECTION 2	LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Mishawaka Common Council	Resolution number R2017-18	Estimated start date *(month, day, year)* 07/20/2017
Location of property 1420 Industrial Drive Mishawaka IN 46544		Actual start date *(month, day, year)* 07/24/2017
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Digital printer for larger printing capability on corrugated materials including our current boxes and POP displays		Estimated completion date *(month, day, year)* 08/31/2017 Actual completion date *(month, day, year)* 08/28/2017

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	112	140
Salaries	3,647,509	4,864,354
Number of employees retained	112	112
Salaries	3,647,509	3,647,509
Number of additional employees	8	9
Salaries	249,600	262,434

SECTION 4 — COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	8,192,090							
Plus: Values of proposed project	1,500,000							
Less: Values of any property being replaced								
Net values upon completion of project	9,692,090							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	8,523,318	2,245,877						
Plus: Values of proposed project	976,160	603,966						
Less: Values of any property being replaced								
Net values upon completion of project	9,499,478	2,849,843						

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
[signature]	President	2-13-19

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. *This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.*
2. *Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.*
3. *If the property owner is found* **NOT** *to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the County Assessor and the County Auditor.*
4. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially compy was caused by factors beyond the control of the property owner.*
5. *If the designating body determines that the property owner has* **NOT** *made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to. (1) the property owner; (2) the County Auditor; and (3) the County Assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other *(specify)* ______

Reasons for the determination *(attach additional sheets if necessary)*

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing ☐AM ☐PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS *(to be completed after the hearing)*

☐ Approved ☐ Denied *(see insruction 5 above)*

Reasons for determination *(attach additional sheets if necessary)*

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

SCHEDULE OF DEDUCTION FROM ASSESSED VALUATION PERSONAL PROPERTY IN ECONOMIC REVITALIZATION AREA

State Form 52503 (R16 / 10-18)
Prescribed by the Department of Local Government Finance

JANUARY 1, 2019
FORM 103 – ERA

PRIVACY NOTICE
This form contains information confidential pursuant to IC 6-1.1-35-9.

INSTRUCTIONS:
1. *In order to receive a deduction, this schedule must be submitted with a timely filed Form 103-Long.*
2. ***A separate schedule must be completed and attached to Form 103-Long for each approved Form SB-1 / PP for that abatement.***
3. *Attach a copy of the applicable approved Form CF-1 to this schedule. First-time filings must also include the SB-1 and the Resolution from the designating body.*
4. ***For any acquisitions included herein since the last assessment date, attach a list of the newly included equipment on Form 103-EL.***

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Jamil Packaging Corporation		Name of contact person: David J. Hershberger	
Full address (number and street, city, state, and ZIP code): 1420 Industrial Drive Mishawaka IN 46544		E-mail address of contact person:	Telephone number: 574-256-2600
County: St. Joseph	Township: Penn	Taxing district: 71-022	Fax number: 574-256-2605

SECTION 2 — ECONOMIC REVITALIZATION AREA INFORMATION

Name of body designating the Economic Revitalization Area: Mishawaka Common Council	Resolution number: R2017-18	Length of abatement (years): 3
Date designation approved *(month, day, year)*: 07/24/2017	Date designation will terminate *(month, day, year)*: 07/24/2018	Does resolution limit dollar amount of deduction? ☒ YES - and limit is based on equipment ☒ Cost and/or ☒ Assessed Value ☐ NO

SECTION 3 — ABATED EQUIPMENT POOLING SCHEDULE

The total cost of depreciable assets is to be reported on Form 103-Long. ***This schedule includes only the values attributable to the new manufacturing, research and development, logistical distribution, and/or information technology equipment under abatement per the resolution and IC 6-1.1-12.1.***

The Minimum Value Ratio applies if Line 53 is greater than Line 52D on page 2 of the Form 103-Long [IC 6-1.1-12.1-4.5(g)]	Box 1 - Enter amount shown on Line 53 of Form 103-Long: 2,849,843	Box 2 - Enter amount shown on Line 52D of Form 103-Long: 2,579,385	Box 3 - Divide Box 1 by Box 2 (carry ratio 5 decimal places): 1.10485

POOL NUMBER 1 (1 TO 4 YEAR LIFE)

		103 Schedule A Column C Adjusted Cost	TTV %	True Tax Value	Minimum Value Ratio (if applicable) *(5 decimal places)*	Year	Year*	Percent	Deduction Claimed
13	1-2-18 to 1-1-19	$	65%	$	1.10485	1		%	$
14	1-2-17 to 1-1-18		50%		1.10485	2			
15	1-2-16 to 1-1-17		35%		1.10485	3			
16A	3-2-15 to 1-1-16		20%		1.10485	4			
16B	3-2-14 to 3-1-15		20%		1.10485	5			
16C	3-2-13 to 3-1-14		20%		1.10485	6			
16D	3-2-12 to 3-1-13		20%		1.10485	7			
16E	3-2-11 to 3-1-12		20%		1.10485	8			
16F	3-2-10 to 3-1-11		20%		1.10485	9			
16G	3-2-09 to 3-1-10		20%		1.10485	10			
17	TOTAL POOL NUMBER 1	$	--	$	--	--	--	--	$

POOL NUMBER 2 (5 TO 8 YEAR LIFE)

		103 Schedule A Column C Adjusted Cost	TTV %	True Tax Value	Minimum Value Ratio (if applicable) *(5 decimal places)*	Year	Year*	Percent	Deduction Claimed
18	1-2-18 to 1-1-19	$	40%	$	1.10485	1		100 %	$
19	1-2-17 to 1-1-18	976,160	56%	546,650	1.10485	2		66	398,618
20	1-2-16 to 1-1-17		42%		1.10485	3		33	
21	3-2-15 to 1-1-16		32%		1.10485	4			
22	3-2-14 to 3-1-15		24%		1.10485	5			
23	3-2-13 to 3-1-14		18%		1.10485	6			
24A	3-2-12 to 3-1-13		15%		1.10485	7			
24B	3-2-11 to 3-1-12		15%		1.10485	8			
24C	3-2-10 to 3-1-11		15%		1.10485	9			
24D	3-2-09 to 3-1-10		15%		1.10485	10			$ 398,618
25	TOTAL POOL NUMBER 2	$ 976,160	--	$ 546,650	--	--	--	--	

SUB-TOTAL- POOLS 1 and 2 *(Total lines 17 and 25. Enter to the right and on Page 2)* $ 398,618

Client/Loc 03754

SECTION 3 (continued) — ABATED EQUIPMENT POOLING SCHEDULE

POOL NUMBER 3 (9 TO 12 YEAR LIFE)

		103 Schedule A Column C Adjusted Cost	TTV %	True Tax Value	Minimum Value Ratio (if applicable) *(5 decimal places)*	Year	Year*	Percent	Deduction Claimed
26	1-2-18 to 1-1-19	$	40%	$	1.10485	1		%	$
27	1-2-17 to 1-1-18		60%		1.10485	2			
28	1-2-16 to 1-1-17		55%		1.10485	3			
29	3-2-15 to 1-1-16		45%		1.10485	4			
30	3-2-14 to 3-1-15		37%		1.10485	5			
31	3-2-13 to 3-1-14		30%		1.10485	6			
32	3-2-12 to 3-1-13		25%		1.10485	7			
33	3-2-11 to 3-1-12		20%		1.10485	8			
34	3-2-10 to 3-1-11		16%		1.10485	9			
35	3-2-09 to 3-1-10		12%		1.10485	10			
37	**TOTAL POOL NUMBER 3**	$	--	$	--	--	--	--	$

POOL NUMBER 4 (13 YEAR AND LONGER LIVES)

		103 Schedule A Column C Adjusted Cost	TTV %	True Tax Value	Minimum Value Ratio (if applicable) *(5 decimal places)*	Year	Year*	Percent	Deduction Claimed
38	1-2-18 to 1-1-19	$	40%	$	1.10485	1		%	$
39	1-2-17 to 1-1-18		60%		1.10485	2			
40	1-2-16 to 1-1-17		63%		1.10485	3			
41	3-2-15 to 1-1-16		54%		1.10485	4			
42	3-2-14 to 3-1-15		46%		1.10485	5			
43	3-2-13 to 3-1-14		40%		1.10485	6			
44	3-2-12 to 3-1-13		34%		1.10485	7			
45	3-2-11 to 3-1-12		29%		1.10485	8			
46	3-2-10 to 3-1-11		25%		1.10485	9			
47	3-2-09 to 3-1-10		21%		1.10485	10			
51	**TOTAL POOL NUMBER 4**	$	--	$	--	--	--	--	$

SUB-TOTAL- POOLS 3 and 4 *(Total lines 37 and 51. Enter at right and below)*	$

SPECIAL TOOLING

Round all figures to the nearest $1. Report only the cost of abated special tools, dies, jigs, etc. (50 IAC 4.2-6-2)			True Tax Value *(Included on Form 103-T)*			Abatement Year	Abatement Year*	Abatement Percent	Deduction Claimed
S1	1-2-18 to 1-1-19	$	30%		The Minimum Value Ratio Is Not Applicable To Special Tooling	1		%	$
S2	1-2-17 to 1-1-18		3%			2			
S3	1-2-16 to 1-1-17		3%			3			
S4	3-2-15 to 1-1-16		3%			4			
S5	3-2-14 to 3-1-15		3%			5			
S6	3-2-13 to 3-1-14		3%			6			
S7	3-2-12 to 3-1-13		3%			7			
S8	3-2-11 to 3-1-12		3%			8			
S9	3-2-10 to 3-1-11		3%			9			
S10	3-2-09 to 3-1-10		3%			10			
S11	**TOTAL SPECIAL TOOLS**	$	--		--	--	--	--	$

SUB-TOTAL POOLS 1 and 2 (from Page 1)		$ 398,618
SUB-TOTAL POOLS 3 and 4 (from above)		
SUB-TOTAL SPECIAL TOOLING (from above - line S11)		
TOTAL ALL POOLS AND SPECIAL TOOLING		$ 398,618
LIMIT ON AMOUNT OF ABATEMENT STATED IN RESOLUTION	Cost $ 1,500,000	AV $ 1,500,000
AMOUNT OF DEDUCTION CLAIMED - Lesser of resolution limit on abatement or total all pools. (Carry deduction forward to the Summary Section on page 1 of the Form 103-Long.)		$ 398,618

Obsolescence claimed on Form 106? ☐ YES ☒ NO

NOTE: If obsolescence is claimed on depreciable assets, the applicable adjustment must be taken on the Abatement Deduction being claimed. Show calculations on the Form 106.
Line numbers on this form match the line numbers on the Form 103-Long. Lines were added to Pools 1 & 2 and deleted from Pools 3 & 4 to reflect the ten (10) year abatement limitation.

* This column may be used when the abatement year does not correlate with the acquisition year within the pool.
An example might be when used equipment is moved into Indiana from out of state and it was granted an abatement.

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R4 / 11-16)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Jamil Packaging Corporation	Name of contact person: David J. Herschberger
Address of taxpayer (*number and street, city, state, and ZIP code*): 1420 Industrial Dr, Mishawaka, IN 46544	Telephone number: (574) 256-2600

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: City of Mishawaka Common Council		Resolution number (s):
Location of property: 1420 Industrial Dr, Mishawaka, IN 46544	County: St. Joseph	DLGF taxing district number: 71022

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(Use additional sheets if necessary.)*

Digital Printer for larger printing capability on corrugated materials including our current boxes and POP displays

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	07/20/2017	08/31/2017
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
112	3,647,509	112	3,647,509	8	249,600

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

	MANUFACTURING EQUIPMENT COST	MANUFACTURING EQUIPMENT ASSESSED VALUE	R & D EQUIPMENT COST	R & D EQUIPMENT ASSESSED VALUE	LOGIST DIST EQUIPMENT COST	LOGIST DIST EQUIPMENT ASSESSED VALUE	IT EQUIPMENT COST	IT EQUIPMENT ASSESSED VALUE
Current values	8,192,090							
Plus estimated values of proposed project	1,500,000							
Less values of any property being replaced	0							
Net estimated values upon completion of project	9,692,090							

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) ______________

Estimated hazardous waste converted (*pounds*) ______________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative: [signature]	Date signed (*month, day, year*): 6/22/2017
Printed name of authorized representative: David A. Diroll	Title: President

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed one (1) calendar years * *(see below)*. The date this designation expires is 7-24-2018. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; ☒ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☒ No
3. Installation of new logistical distribution equipment. ☐ Yes ☒ No
4. Installation of new information technology equipment; ☐ Yes ☒ No

☐ Enhanced Abatement per IC 6-1.1-12.1-18 *Check box if an enhanced abatement was approved for one or more of these types.*

C. The amount of deduction applicable to new manufacturing equipment is limited to $ 1,500,000 cost with an assessed value of $ 1,500,000. *(One or both lines may be filled out to establish a limit, if desired.)* or less as may be determined by the Penn Township Assessor

D. The amount of deduction applicable to new research and development equipment is limited to $ NA cost with an assessed value of $ NA. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ NA, cost with an assessed value of $ NA. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to $ NA cost with an assessed value of $ NA. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions *(specify)* None

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☒ Year 1 ☒ Year 2 ☒ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

☐ Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved: ______ *(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)*

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☒ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: *(signature and title of authorized member of designating body)*	Telephone number (574)258 1616	Date signed *(month, day, year)* 7\24\2017
Printed name of authorized member of designating body Ross Deal, President	Name of designating body Mishawaka City Council	
Attested by: *(signature and title of attester)* Deborah S. Block	Printed name of attester Deborah S. Block, City Clerk	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. 2017-18

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

WHEREAS, a petition for personal property tax abatement has been filed with the City Clerk of the City of Mishawaka, Indiana for consideration by the Common Council of the City of Mishawaka, Indiana requesting 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, the City, through its Redevelopment Commission has conducted an investigation and prepared a report with information sufficient for the Common Council to determine that the area qualifies as an Economic Revitalization Area and Economic Development Target Area under Indiana Code § 6-1.1-12.1-1 et seq., and has further prepared maps and plats showing the boundaries and such other information regarding the area in question as required by law; and

WHEREAS, the Redevelopment Commission has reviewed said report and recommended to the Common Council that the area qualifies as an Economic Revitalization Area and Economic Development Target Area.

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

1. The Common Council hereby determines and finds that the Petition for Personal Property Tax Abatement and the Statement of Benefits form completed by the Petitioner meet the requirements under the Act for tax abatement;

2. That the description of the proposed redevelopment or rehabilitation meets the applicable standards for such development;

3. That the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature;

4. That the estimate of the number of individuals who will be employed or whose employment will be retained by the Petitioner can reasonably be expected to result from the proposed described redevelopment or rehabilitation;

5. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained by the Petitioner can be reasonably expected to result from the proposed redevelopment or rehabilitation;

6. That the other benefits are sufficient to justify the requested deduction, all of which satisfy the requirements of the Act;

7. The Common Council hereby accepts the report and recommendation of the Redevelopment Commission that the area herein described be designated as an Economic Revitalization Area and Economic Development Target Area, and hereby adopts a Resolution designating this area as an Economic Revitalization Area and Economic Development Target Area for purposes of personal property tax abatement;

8. ~~The designation as an Economic Revitalization Area and Economic Development Target~~ Area shall be limited to three (3) calendar years from the date of the adoption of this Resolution by the Common Council;

9. The Common Council directs the City Clerk to cause notice of the adoption of this Declaratory Resolution for the Personal Property Tax Abatement to be published pursuant to Indiana Code § 5-3-1 and Indiana Code § 6-1.1-12.1-2.5, said publication providing notice of the public hearing before the Common Council on the proposed confirming of said declaration; AND

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

ADOPTED by the Common Council of the City of Mishawaka, St. Joseph County, Indiana, this 5th day of July, 2017.

Ross Deal, Presiding Officer

ATTEST:

Deborah S. Block

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this 6th day of July, 2017.

Deborah S. Block

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED AND SIGNED by me this 6 day of July, 2017, at 10:08 o'clock A .M.

David A. Wood, Mayor

AS AMENDED

RESOLUTION NO. 2017-19

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 three (3) 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%
Year 2	66%
Year 3	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.

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 24th day of July, 2017.

Ross Deal, Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this 24th day of July, 2017.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED AND SIGNED by me this ~~[illegible]~~ 24 day of July, 2017, at 6:10 o'clock P .M.

David A. Wood, Mayor

1st Reading 3-18-19
2nd Reading
Passed
Failed
Continued To

PETITION 19-02

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-07

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, Penn Township, St. Joseph County, State of Indiana, to-wit:

Beginning at a point on the South line of the New York Central Railroad right-of-way 666.69 feet Easterly, (measured along the South right-of-way line of the New York Central Railroad) of the intersection of the South line of New York Central right-of-way and the West line of Section 13, Township 37 North, Range 3 East; thence Easterly 364.31 feet to the centerline of Mariellen Avenue; thence Southerly 90 degrees 00 minutes; 239.13 feet along said centerline of Mariellen Avenue; thence Westerly parallel to the South line of the New York Central right-of-way 373.77 feet; thence North parallel to the West line of Section 13, Township 37 North, Range 3 East, Two Hundred Thirty-nine and Thirty-one hundredths 239.31 feet to the place of beginning. All land described herein is located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Thirtyseven (37) North, Range Three (3) East, Penn Township, St. Joseph County, Indiana, and contains Two (2) acres, more or less.

Excepting therefrom:

A part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 37 North, Range 3 East, St. Joseph County, Indiana, and being described as follows: Beginning the Northwest corner of the grantor's land being on the South line of the New York Central Railroad right-of-way North 87 degrees 40 minutes 42 seconds East 666.69 feet (distance quoted from Instrument #0403430) from the intersection of the West line of said Section 13; thence North 87 degrees 40 minutes 42 seconds East 361.51 feet (364.31 feet by Instrument #0403430) along said South line to the centerline of Mariellen Avenue and the Northeast corner of the grantor's land; thence South 2 degrees 57 minutes 20 seconds East 69.94 feet; thence South 84 degrees

46 minutes 09 seconds West 61.85 feet; thence South 75 degrees 16 minutes 15 seconds West 102.39 feet; thence South 84 degrees 37 minutes 32 seconds West 150.21 feet; thence North 57 degrees 19 minutes 47 seconds West 61.03 feet; thence South 87 degrees 40 minutes 42 seconds West 3.16 feet to the West line of the grantor's land; thence North 0 degrees 01 minute 11 seconds West 67.05 feet along said West line to the point of beginning and containing 0.728 acres, more or less.

COMMON ADDRESS: 13880 Scout Lane

which real estate is now classified as I-2 Heavy Industrial District shall hereafter be within and a part of that District known as R-1 Single Family Residential District designated in "The Zoning Ordinance of 1966" as amended.

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

1. There are no industrial uses near the property, and the neighborhood to the south (county) and west across Capital Avenue are used as single family dwellings, with The Res also being located to the south of this property. and its historic use as a single family property would be compatible to the area;

2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as an industrial project, staff feels that the most desirable use for this property is a single-family use;

3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;

4. As opposed to the range of potential industrial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,

5. The City's Comprehensive Plan calls for low density residential and its historic use as a residential property is compatible and consistent with the historic residential uses in the area.

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

Proposed Ordinance No: 2019-07

Ordinance No: ______________________________

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

FEB 26 2019

CITY CLERK
MISHAWAKA, IN

PET 19-02

RECEIVED

FEB 19 2019

BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Date: 2-16-19

Honorable Members of the

Common Council

City of Mishawaka, Indiana

And Mishawaka City Plan Commission

City of Mishawaka, Indiana

PETITION TO REZONE

James Douglas Cole owner and titleholder of record for 13880 Scout Lane, Mishawaka, County of St. Joseph, Indiana 46544

Key # 71-09-13-155-004.000-023

Legal Description; 364.31 Ft On Nyc Rr By 200 Ft Deep Mid Pt Se Nw Ex N 0.728Ac sold to State 13 37 3e cont 0.932 Fishburn Survay 15/16 Split#37001-22-2215

Petitioner owns 100% of the above property which carries a zoning classification of I-2 and currently vacant with no buildings on it.

Petitioner desires said real estate to be re-zoned to R-1. Current property is vacant land and petitioner would like to either build residential home on it or sell as R-1

Wherefore, the petitioner 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 rezoning the above describe parcel of land located in the City of Mishawaka.

James Douglas Cole

CONTACT PERSON

Mike Finkler –Realtor –At Home Realty Group

3505 Lincolnway E, Mishawaka Indiana 46544

574-876-4137

mfinkler@AOL.com

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in: James Douglas Cole

4. The land referred to in this Preliminary Title Report is located in the County of Saint Joseph, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

Valid only if Schedule B is attached.
Schedule A consists of 2 page(s)

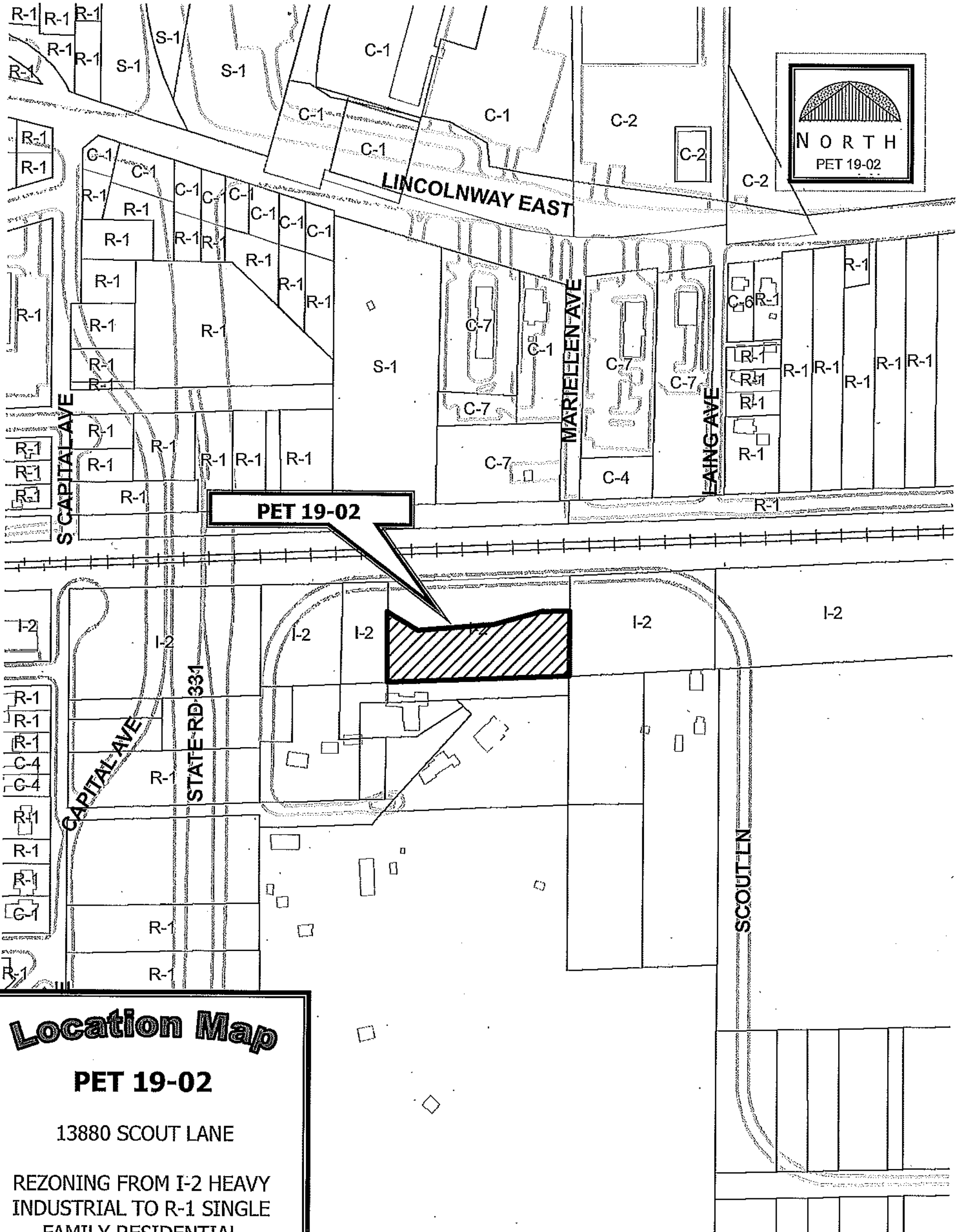
EXHIBIT A

Beginning at a point on the South line of the New York Central Railroad right-of-way 666.69 feet Easterly, (measured along the South right-of-way line of the New York Central Railroad) of the intersection of the South line of New York Central right-of-way and the West line of Section 13, Township 37 North, Range 3 East; thence Easterly 364.31 feet to the centerline of Mariellen Avenue; thence Southerly 90 degrees 00 minutes; 239.13 feet along said centerline of Mariellen Avenue; thence Westerly parallel to the South line of the New York Central rightof-way 373.77 feet; thence North parallel to the West line of Section 13, Township 37 North, Range 3 East, Two Hundred Thirty-nine and Thirty-one hundredths 239.31 feet to the place of beginning. All land described herein is located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Thirtyseven (37) North, Range Three (3) East, Penn Township, St. Joseph County, Indiana, and contains Two (2) acres, more or less.

Excepting therefrom:

A part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 37 North, Range 3 East, St. Joseph County, Indiana, and being described as follows: Beginning the Northwest corner of the grantor's land being on the South line of the New York Central Railroad right-of-way North 87 degrees 40 minutes 42 seconds East

666.69 feet (distance quoted from Instrument #0403430) from the intersection of the West line of said Section 13; thence North 87 degrees 40 minutes 42 seconds East 361.51 feet (364.31 feet by Instrument #0403430) along said South line to the centerline of Mariellen Avenue and the Northeast corner of the grantor's land; thence South 2 degrees 57 minutes 20 seconds East 69.94 feet; thence South 85 degrees 46 minutes 09 seconds West 61.85 feet; thence South 75 degrees 16 minutes 15 seconds West 102.39 feet; thence South 84 degrees 37 minutes 32 seconds West 150.21 feet, thence North 57 degrees 19 minutes 47 seconds West 61.03 feet; thence South 87 degrees 40 minutes 42 seconds West 3.16 feet to the West line of the grantor's land; thence North 0 degrees 01 minute 11 seconds West 67.05 feet along said West line to the point of beginning and containing 0.728 acres, more or less.



Location Map

PET 19-02

13880 SCOUT LANE

REZONING FROM I-2 HEAVY INDUSTRIAL TO R-1 SINGLE FAMILY RESIDENTIAL (VACANT PROPERTY)

RECEIVED
DEBORAH S. BLOCK, MMC

MAR 13 2019

CITY CLERK
MISHAWAKA, IN

1st Reading 3-18-19
2nd Reading
Passed
Failed
Continued To

PETITION 19-03

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-08

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:

Unit 13, University Gardens Office Park

COMMON ADDRESS: 6910 North Main Street

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow microblading services in Unit 13 only.

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

1. Existing Conditions – The use will be located near other buildings with similar personal services/salon uses.

2. Character of Buildings in Area - The character of the buildings located within this development and the surrounding area are professional and commercial.

3. The most desirable/highest and best use – Because of the parcel's location within the professional/commercial development, the most desirable use for the property is commercial/personal services.

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 a salon and should not generate more traffic than any of the existing businesses within the development.

Proposed Ordinance No: 2019-08

Ordinance No: ____________________

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

Pet 19-03

RECEIVED
FEB 20 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

February 18th 2019

Honorable Members of the Common Council
City of Mishawaka, Indiana
And Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: PETITION OF PUD AMENDMENT

The undersigned, Thomas J. Herrman, respectfully show they are the owners of the following described real estate located in the City of Mishawka, county of St. Joseph, State of Indiana, to-wit:

University Gardens, LLC
6910 North Main Street Suite 13D
Granger, IN 46530

Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification S-2 Planned Unit Development specifically for leased commercial space/office use.

Legal Description of land: Unit 13 University Garden Office Park. Parcel or Identification number 71-04-27-102-015.000-036 / 030-1001-000418. Property Address: 6910 N Gumwood RD, Granger, IN 46530.

Petitioner(s) desire said real estate to be amended to allow for Aesthetic Beauty Studio, LLC (Danielle Rzepka, Owner and leaser of unit 13D) use the space for Microblading/Semi-Permanent Makeup).

Wherefore, the petitioner(s) 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 amending the PUD of the above described parcel of land located in the City of Mishawaka.

Thomas J. Herrman, owner

Contact Person
Jennifer Herrman
574-274-2524
jhermann@hgservices.com

Danielle Rzepka
574-250-2195
danirzepka@gmail.com

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 26 2019
CITY CLERK
MISHAWAKA, IN

February 18th 2019

Pet 19-03

Honorable Members of the Common Council City of Mishawaka, Indiana
And Mishawaka City Plan Commission City of Mishawaka, Indiana

RECEIVED
FEB 20 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

RE: PETITION FOR PUD AMENDMENT of:

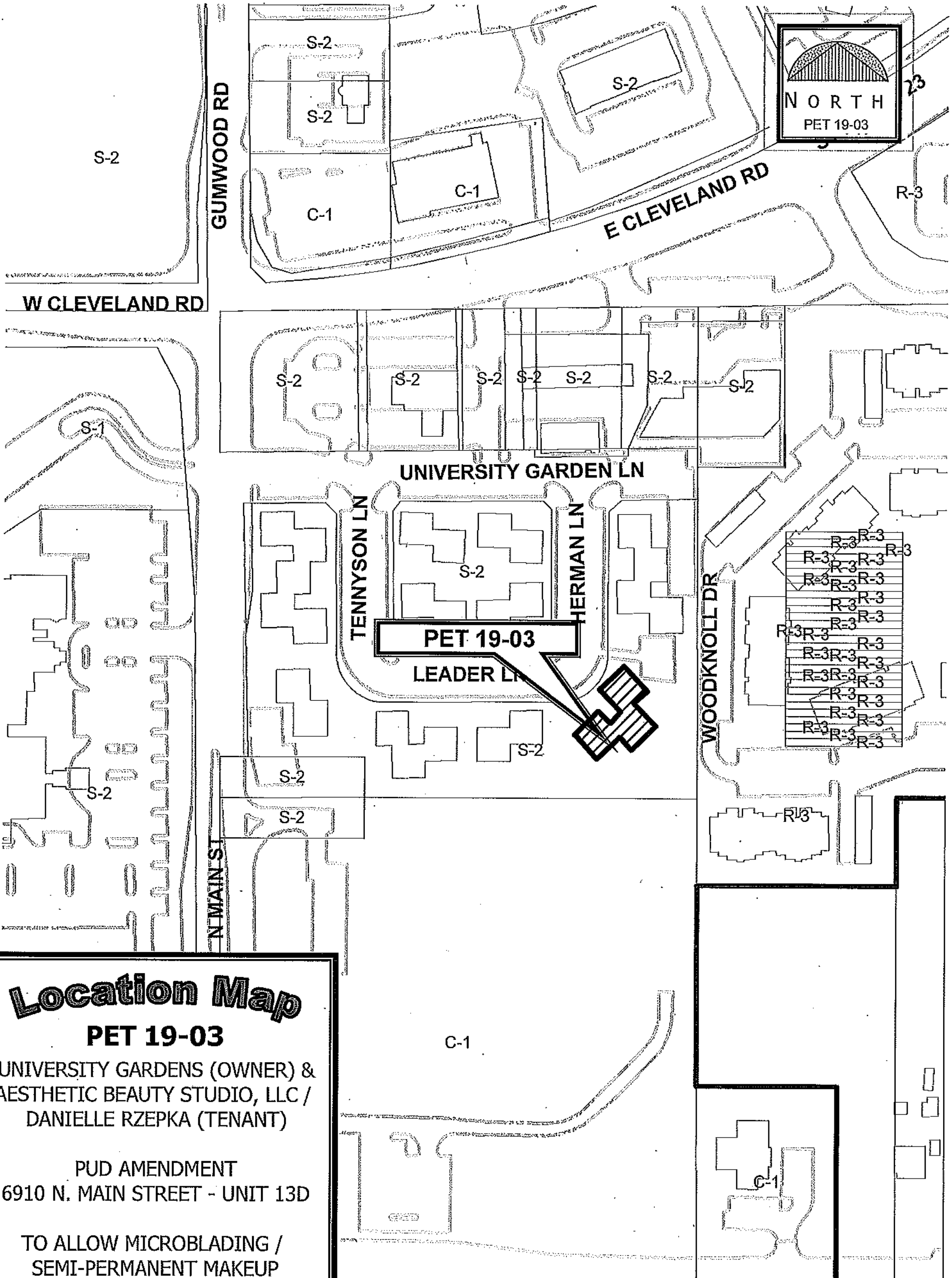
University Gardens suite 13D
6910 North Main Street
Granger, IN 46530

I, Thomas J. Herrman hereby authorize permission to Danielle Rzepka, owner of Aesthetic Beauty Studio, LLC, to act on behalf of myself in any and all court hearings and paperwork filings in order to grant an amendment to PUD for Suite 13D located at 6910 North Main Street Granger, in St. Joseph county, in the State of Indiana.

Signed,

Thomas J. Herrman

Danielle Rzepka, Aesthetic Beauty Studio, LLC



Location Map

PET 19-03

UNIVERSITY GARDENS (OWNER) &
AESTHETIC BEAUTY STUDIO, LLC /
DANIELLE RZEPKA (TENANT)

PUD AMENDMENT
6910 N. MAIN STREET - UNIT 13D

TO ALLOW MICROBLADING /
SEMI-PERMANENT MAKEUP

RECEIVED
DEBORAH S. BLOCK, MMC

MAR 13 2019

CITY CLERK
MISHAWAKA, IN

APPEAL #19-04

RESOLUTION NO. 2019-08

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:

Southeast Corner Front and Spring Streets, 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 **Southeast Corner of Front and Spring Streets, Mishawaka, Indiana**, more particularly known and described as follows:

> A parcel of land located in the Northeast Quarter of Section 16, Township 37 North, Range 3 East, in the City of Mishawaka, Penn Township, St. Joseph County, Indiana, being more particularly described as follows: Lot 2, St. Joseph Ironworks, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana

The Use Variance will allow a 12' X 48' temporary sales office to be located at the site through December 31, 2019, subject to the following conditions:

1. A site plan with exact placement and dimensioned setbacks must be submitted before a permit can be issued.
2. Details on the mounting or placing of the trailers must be submitted before a permit can be issues.
3. After the trailer is removed, restore any disturbed area.

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. Approval will not be injurious to the public health, safety, morals and general welfare of the community because the structure will be professionally installed, maintained, and removed upon the end of use or by the end of the year.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the site they plan to occupy is vacant, and located close to the project without being inside the construction limits.

3. The need for the variance arises from some condition peculiar to the property in that the Zoning Ordinance does not allow for additional temporary offices on a property besides the construction trailer and it wouldn't be safe/practical to incorporate the construction office and sales office into the same building.

4. Strict application of the terms of this chapter will constitute an unnecessary hardship if applied to the property for which the variance is sought because the Zoning Ordinance does not allow for the use of an additional temporary structure on the property during construction of the main building and The Mill @ Ironworks development would not be allowed to conduct on-site advanced sales without it.

5. The recommendation is consistent, and/or, not in conflict with Comprehensive Plan which indicates commercial/office uses for this area.

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

FLAHERTY & COLLINS
PROPERTIES

DEVELOPMENT · CONSTRUCTION · MANAGEMENT
One Indiana Square, Suite 3000 Indianapolis, IN 46204
317.816.9300 · 317.816.9301 · www.flco.com

RECEIVED
FEB 07 2019
BUILDING, PLANNING
COMMUNITY DEVELOPMENT
AP 19-04

January 22, 2019

Board of Zoning Appeals
City of Mishawaka, IN

To Whom It May Concern,

The undersigned appellant respectfully requests approval to use land owned by the Mishawaka Redevelopment Commission for purposes of placing a temporary leasing trailer for The Mill at Ironworks Plaza project.

Attached are documents required with this request which include the following:

1. Use Variance Description
2. Plot plan showing location of leasing trailer
3. Image of proposed trailer
4. Proposed marketing signage at the trailer.

Hold Harmless- Obligation of the Developer. To the extent permitted by law, the Developer shall indemnify, hold harmless, and defend the Commission, the City, and all City Entities and agents from and against any and all claims, judgments, liabilities, losses, costs, and expenses (including, without limitation, reasonable attorneys' fees and court costs) directly arising from or connected with the intentional or negligent actions of the Developer or its employees, agents, or contractors; the performance of the Developer's Work; and/or the default by the Developer of any term or condition on its part to be performed or observed under this Agreement.

Further, the property around the trailer will be maintained and grass will be restored when trailer is removed.

We appreciate your consideration and please let us know if you need additional information.

Sincerely,

B. R. II

Brian R. Prince II, J.D
Principal
Vice President, Development
Flaherty & Collins Properties

RECEIVED
DEBORAH S. BLOCK, MMC
FEB 26 2019
CITY CLERK
MISHAWAKA, IN

DATE: January 22, 2019

TO: Board of Zoning Appeals
City of Mishawaka, Indiana

The undersigned appellant respectfully shows the Board:

1. I, ***F&C Mishawaka Development, LLC***, am the owner of the following described real estate located within the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to-wit:

   A parcel of land located in the Northeast Quarter of Section 16, Township 37 North, Range 3 East, in the City of Mishawaka, Penn Township, St. Joseph County, Indiana, being more particularly described as follows:

   Commencing at the Northeast corner of Lot 11 in Edward M. Sharp's Addition to the City of Mishawaka, as recorded in Plat Book 2, Page 18 in the Office of the Recorder of St. Joseph County, Indiana; thence South 00°15'02" East (this and all subsequent bearings based on the Indiana Coordinate System of 1983, East zone), 148.50 feet along the east line of said Lot 11 to the north line of \Front Street (82.5 foot right of way); thence South 89°49'48" West, 264.02 feet
   along said north line to a 5/8" rebar with cap stamped "FIRM #0058" and the Point of Beginning;

   thence continuing South 89°49'48" West, 179.56 feet along said north line to a rebar with said cap; thence North 00°10'12" West, 20.00 feet to a rebar with said cap; thence South 89°49'48" West, 130.00 feet to a rebar with said cap; thence South 00°10'12" East, 20.00 feet to a rebar with said cap on said north line of Front Street; thence South 89°49'48" West, 221.61 feet along said north line to a rebar with said cap; thence North 00°10'12" West, 280.13 feet to a rebar with said cap; thence North 90°00'00" East, 508.33 feet to a rebar with said cap; thence South 00°08'54" West, 176.74 feet to a rebar with said cap; thence South 35°33'53" East, 51.73 feet to a rebar with said cap; thence South 54°26'16" East, 44.79 feet to a rebar with said cap; thence South 15°57'07" East, 23.93 feet to a rebar with said cap; thence South 77°41'44" West, 50.13 feet to the Point of Beginning, containing 3.288 acres, more or less.

   Request temporary use of City of Mishawaka % City Hall owned property located at:

   ALL OF LOT 4 & VAC ALLEY SO& ADJ PT OF LOT 6 E 33X66 & 4.150'X 66 ORIG PLATT ST JOE IRON WKS

   Parcel 71-09-16-206-004.000-023 1016-1009-04001
   216 N Spring Street

2. The above-described real estate presently has a zoning classification of C-3, City Center Commercial District under the Zoning Ordinance of the City of Mishawaka.

3. Appellant proposes to occupy the above-described property in the following manner: We would like to put a temporary leasing office trailer on this site (216 N. Spring Street).

4. Appelant desires to place a temporary leasing office trailer on land that is designated as a city center, which typically would serve the entire community with a diversity of complementary and compatible land uses.

5. The Zoning Ordinance of the City of Mishawaka does not list temporary sales trailers as an intended use for the property. Section 137-359.

6. Strict adherence to this ordinance would create a hardship as not allowing a temporary leasing office trailer would significantly impact the marketing and pre-leasing efforts and thus compromise the overall success of the property, Mill at Ironworks Plaza.

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?
No. Placing the temporary leasing trailer away from the construction area will be safer for the community.

(2) Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?
No, the placement of a temporary leasing trailer will not affect adjacent land in an adverse manner.

(3) Does the need for the variance arise from some condition peculiar to the property involved?
Yes, we would require our temporary leasing trailer to be located in close proximity to the multi-family property that we are building, Mill at Ironworks Plaza.

(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?
No, the property that we request use of is vacant.

(5) Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan?
No, this is a temporary situation and will only aid in the successful development of Mill at Ironworks Plaza, a public-private partnership.

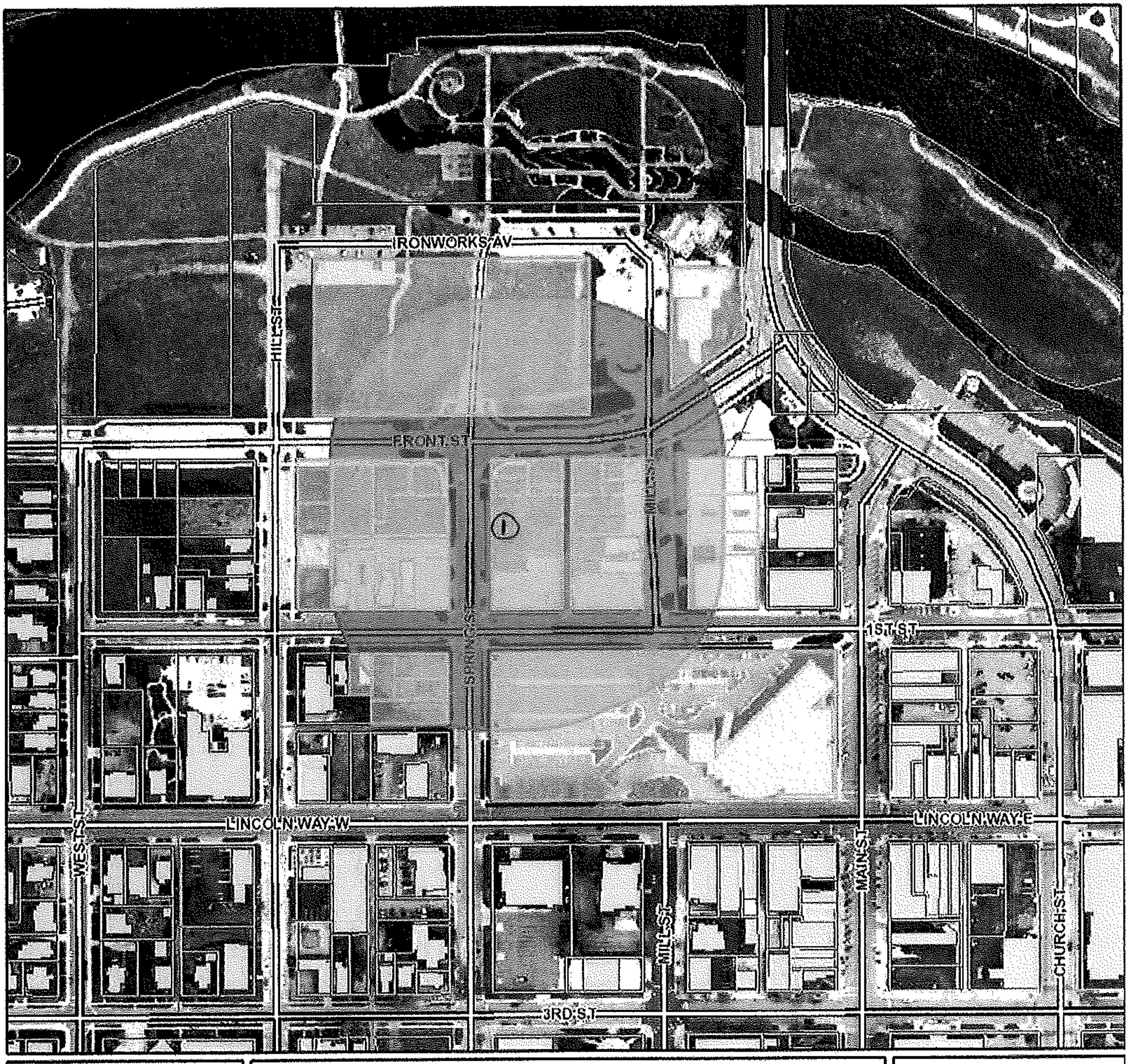
WHEREFORE, Appellant prays and respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested variance.

Brian R. Prince II, J.D.

CONTACT PERSON:

Name:	Brian Prince
Address:	One Indiana Square, Suite 3000, Indianapolis, IN 46204
Day Phone Number:	317-816-9300
Fax Number:	317-816-9301
Email:	bprince@fico.com

① Trailer Location



Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
  - Railroad
  - Abandoned Railroad
- Road Centerline
- Railroad Bridge

Michiana Regional GIS Website

txtSubTitle

Map Generated By: Public
Date Printed: 1/14/2019

1 inch = 187.44 feet

0 0.01 0.02 0.04 Miles

N

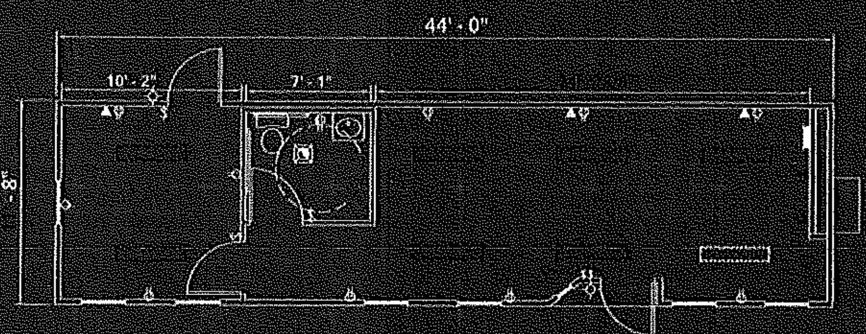
Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.

WILLSCOT

48' x 12' SALES OFFICE

In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



CUSTOMIZATION

Dimensions

48' Long (including hitch)
44' Box size
12' Wide
8' Ceiling height

Exterior Finish

Aluminum or wood siding
I-Beam Frame
Standard drip rail gutters

Interior Finish

Vinyl covered gypsum walls
Commercial carpeting throughout
Gypsum or T-grid suspended ceiling

Electric

Fluorescent ceiling lights
Single phase electric and breaker panel

Heating/Cooling

Central HVAC and duct heating

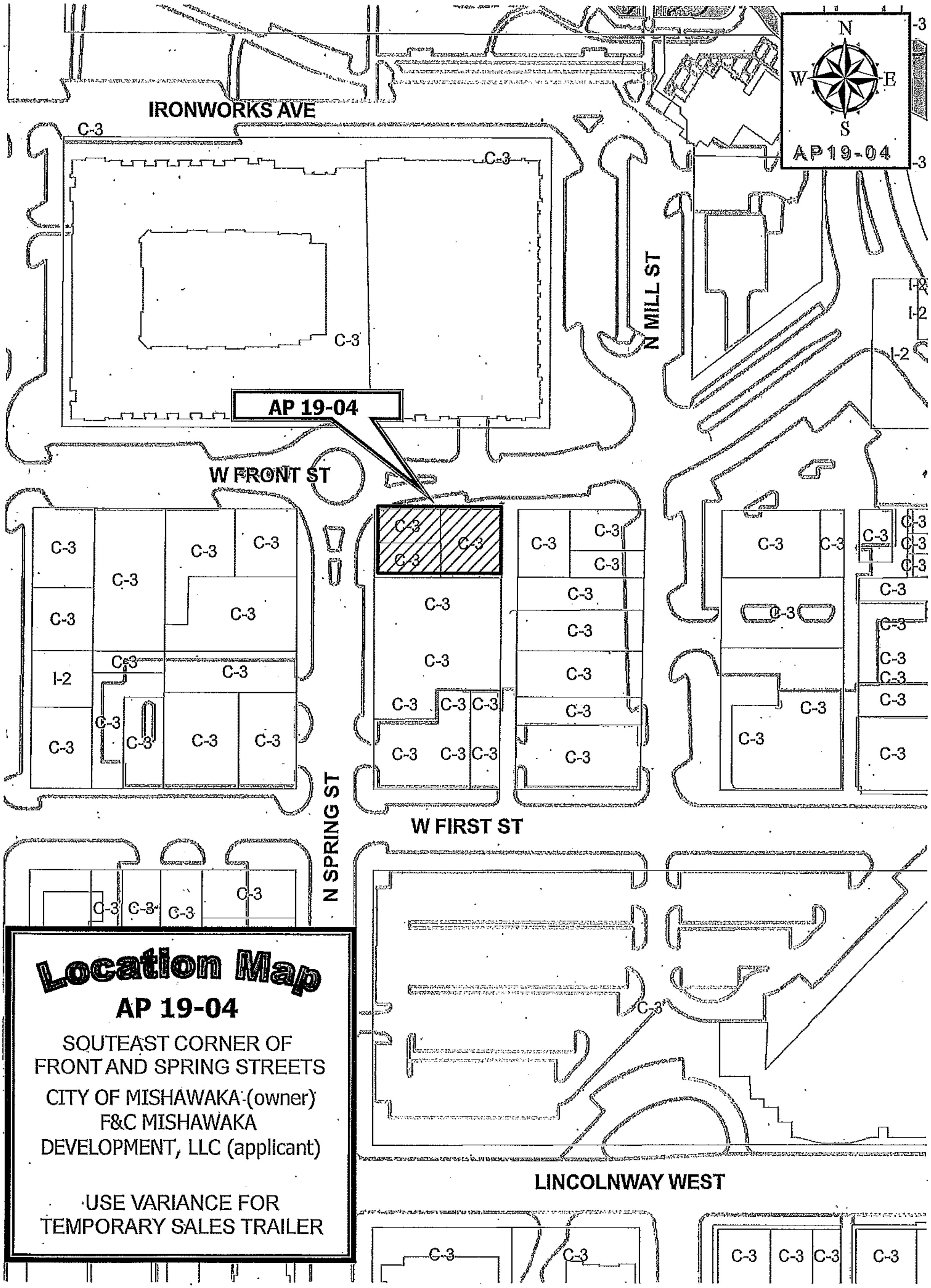
Windows/Doors

Large glass windows
French door

Other

Large display/reception area
Private office(s)
Handicapped accessible restroom
Coffee bar

READY TO WORK
EXPERTS · ASSETS · SOLUTIONS


N
W
E
S
AP19-04
IRONWORKS AVE
N MILL ST
AP 19-04
W FRONT ST
N SPRING ST
W FIRST ST
LINCOLNWAY WEST
Location Map
AP 19-04
SOUTEAST CORNER OF FRONT AND SPRING STREETS
CITY OF MISHAWAKA (owner)
F&C MISHAWAKA DEVELOPMENT, LLC (applicant)
USE VARIANCE FOR TEMPORARY SALES TRAILER