AGENDA

October 21, 2013

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

October 07, 2013

5. Petitions, Communications, Remonstrance and Memorials

Introduction and Swearing In of Mayor Wood's Youth Council

A letter from the Board of Zoning Appeals regarding recommendations from their October 8, 2013 meeting.

A letter from the City Plan Commission regarding recommendations from their October 8, 2013 meeting.

6. Report of Special Committee

7. Ordinances on First Reading

P.O. NO. 2013-45 Rezone from C-1 Commercial to R-1 Single Family - 3614 Lincolnway East

P.O. NO. 2013-46 Rezone from C-1 Commercial to C-4 automotive Commercial - 4811 Grape Rd

P.O. NO. 2013-47 Rezone from C-1 Commercial and R-2 Two Family Residential 3919 Lincolnway East

P.O. NO. 2013-48 Transfer Funds - Park and Recreation - $111,000.00

8. Resolutions

R2013-21 Confirming Resolution - Barak Group, LLC 126 W. Mishawaka Ave, and surrounding vacant properties

R2013-22 Use Variance to allow a residential unit within a commercial zoned property and parking variance - 426 West 6th Street

9. Ordinances on Second Reading

P.O. NO. 2013-41 School City of Mishawaka 2014 Budget Adoption (Assigned to Budget and Finance)

P.O. NO. 2013-42 Civil City Budget and Tax Levy for 2014 Adoption (Assigned to Budget and Finance Committee)

10. Privilege of the Floor - Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment

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

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

October 7, 2013

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 October 7, 2013 at 7:00 p.m. The meeting was called to order by President Michael Compton and all were asked to stand for the Pledge of Allegiance.

Clerk Block's roll call showed the following: **Roll Call.**
Present: Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman.
Absent/Excused: Mr. Mammolenti.

Others present; Mary Ellen Hazen Chief Deputy I, Linda Dotson Chief Deputy II, and Council Attorney Mike Trippel

The minutes from the September 16, 2013 meeting were approved as received from the Clerk's Office.

Clerk Block presented the following Appeals to the Council, who referred them to the Plan Commission for their recommendation

APPEAL NO. 2013-38 Use Variance to allow a residential unit within a commercial zoned property and parking variance – 426 West 6th Street

Clerk Block presented the following Petitions to the Council, who referred them to the Plan Commission for their recommendation

PETITION NO. 2013-33 Rezone from C-1 Commercial to R-1 Single Family – 3614 Lincolnway East

PETITION NO. 2013-35 Rezone from C-1 commercial to C-4 Automotive Commercial – 4811 Grape

PETITION NO. 2013-38 Rezone from C-1 Commercial and R-2 Two-Family Residential to R-2 Two Family Residential 3919 Lincolnway East.

Clerk Block read **RESOLUTION NO. 2013-20** opening it for public hearing.

RESOLUTION NO. 2013-20

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA,

INDIANA DECLARING CERTAIN AREAS WITHIN THE CITY OF MISHAWAKA, INDIANA COMMONLY KNOWN AS

126 MISHAWAKA AVENUE & ADJACENT VACANT LAND

TO BE AN ECONOMIC REVITALIZATION AREA AND ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF A REAL PROPERTY TAX ABATEMENT FOR

BARAK GROUP, L.L.C. and/or IT'S ASSIGNS

Rich Deahl, Banes and Thornburg 100 N. Michigan Street, South Bend, said he was representing Barak Group in their quest for tax abatement. He said they plan to build a 150,000 sq. ft apartment complex with retail businesses on the ground floor and 76 units on the 2nd floor. Mr. Deahl said the complex would create 5 to 8 jobs.

Mr. Banicki said he would be in support of this and would like more information forthcoming by the next meeting, regarding dollars and cents on the construction.

Mr. Emmons asked Mr. Prince what the price of these lots would be, and how many homes there were on this property prior to this sale. Mr. Prince said the sale of the property was $20,000.00 and there have never been any homes located on this property it has actually sat vacant for 50 years. Mr. Emmons stated the city has torn down buildings and cleared the property and this would be to the Barak Groups advantage. .Mr. Prince stated this was all done before the Barak Group ever came around. He said he likens it to the Uniroyal property, the city tore down and cleaned up the property in hopes to bring more businesses and people to the city. Mr. Emmons said he had a problem with abatement on residential property. Mr. Prince stated the city does not have people knocking on the door to develop here, the best thing that could happen was this development would be a success and there would be a continuous development in this area and downtown.

Mr. Bellovich said he would support this it means a years work for construction workers and would be a good impact on 7- Eleven and the car lot located adjacent to this property. Mr. Bellovich said 78 people living in these apartments would be a shot in the arm for our economy

Question was called for at 7:20 pm on **PROPOSED RESOLUTION NO. 2013-20** the
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).
Yes: Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman.

Clerk Block read **PROPOSED ORDINANCE NO. 2013-41** opening it for public hearing.

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATE

School City of Mishawaka 2014 Budget

Pre Adoption No Vote

Randy Squadroni Mishawaka Business Manager School City Mishawaka said, there has been a drop in enrollment which results in a drop in funding. He said Student Membership in September of 2008 was 5,272 and by September of 2014 it is estimated to be down to 4,800. Mr. Squadroni said that their budget plan was reduction in:

- Certified Staffing
- Driver's Education Program
- Summer Camp Program
- Reductions in Support Staff
- Teacher Retirements
- Reduction in NCA Corp. Fees

Mr. Squadroni said they have taken in a lot of new transfer students even though the numbers are still dropping. He said they have 30 languages currently they have to deal with and with the circuit breaker going down another ½ percent this year they are having to do more with less, the teachers have not received a raise in the past 5 years. Mr. Squadroni stated their 44 and half million dollar budget has pretty much stayed the same.

President Compton closed the public hearing at 7:33 pm.

Clerk Block read **PROPOSED ORDINANCE NO. 2013-42** opening it for public hearing.

ORDINANCE OR RESOLULTION FOR APPROPRIATIONS AND TAX RATE
Civil City Budget and Tax Levy for 2014
Pre Adoption No Vote

Rebecca Miller City Controller said they are increasing the City's Budget by a modest 1.59% which reflects same slow steady growth, employees would be receiving 1.5% pay increase which is down 1% from last year.

Ms. Miller went on to explain Capital Expenditures

- Scott Brass – Central Services Planning to move into in 2014
  set aside 1 million dollars for that move
- Purchase of New Fire Truck $550,000
- New Fire Vehicles $140,000
- New Police Cars 270,000
- Pay off General obligation debt 1.71 million dollars
- Return to Self Funding Health Insurance 270,000

She said over all the General Fund 62% of overall Budget.

Ms. Miller stated the City Of Mishawaka would be reverting back to self funding insurance so $270,000.00 has been set aside, it would be a good thing for employees and tax payers as a whole.
Ms. Miller explained the General Fund made up 62% of the overall budget and the Budget was increasing by 4.6%, the tax rate had a slight increase of 1.9% estimated rate over last years 1.8%.

Mr. Reisdorf said the Council approved the School City voted in favor of the 2013 Mishawaka School City Budget and then there was a glitch with it, he wanted to know if that had been resolved. Ms. Miller stated there was miscommunication on the advertisement of the School City Budget and that has been resolved and they are on tract for this year.

James Elliott, President of Mishawaka Fire Fighters Local 360 said he wanted to speak in opposition of a small portion of the budget. He said it was his feeling that the Fire Fighters and the City have made great stride over the years to improve communications, and reading about this in the news paper to eliminate the Fire Marshal and to hire an outside firm to handle that was very disappointing Mr. Elliott explained the statement was made that this would free up Fire Fighters to do what they do, fight fires, and obviously they do not know what they do.. Mr. Elliott said passing the budget as it is written would be a violation of the collective bargaining agreement Fire A2 specialty 42,000 and 300 food systems. He said Article 16 Duties of a Fire Fighter A1 and A2 states these Duties and

- Fire Fighters do fire inspections and that can not be done by a non Fire Fighter
- training outside departments there is no longer Chief of training on staff.
- do fire suppression,
- EMS,
- public education,
- fire prevention, code enforcement,
- fire and arson investigation,
- water rescue and recovery,
- hazardous material emergency responses,
- tactical rescue, as well as maintain the cities fire stations and fire apparatus.

Mr. Elliott explained what a Fire Marshal Does.

- state fire code requires all commercial buildings to be inspected annually
- approximately 4200 commercial buildings in Mishawaka
- code also requires all restaurants with hood systems to be inspected every 6 months
- approximately 300 hood systems including schools, churches, hospitals, and health care facilities
- currently 2-2.5 years behind on commercial buildings without hood systems. Buildings with hood systems are usually completed by July and are just now being completed for this year- priority system
- these stats are with the work being done by 3 people, now reduced to 2
- some other responsibilities include: schools, fire drills for local businesses and all schools, public education, fire extinguisher demos (15-20 annually), fire safety obstacle courses at schools during fire prevention month, and fire prevention presentations to businesses.
- also perform all fire investigations (30 annually)
- each requiring different amount of time depending on severity and circumstances (ie. loss in dollar amounts)
- there is no one better to perform these tasks than firefighters with extensive firefighting background
- if eliminated, who is going to do fire investigations?

Mr. Elliott stated that none of these duties can be done by anyone other then Fire Fighters and was against their bargaining agreement to have this done by anyone other then a Fire Fighter. He said none of these have been negotiated or discussed with them and they are not in favor of it..

He stated the Fire Marshal Department is currently staffed with two people as a third Marshall has retired and not replaced. Mr. Elliott said they are to inspect all commercial buildings annually all restaurants with hood systems every 6 months, there are 300 of those in Mishawaka and inspections are 2 - 21/2 years behind on inspecting because they so short staffed and working on a priority system.

IV. Looking for efficiencies
- Restructure fire administration
- Is it necessary to have a Chief oversees 2 people?
- Our training is currently being provided by other fire departments and our Battalion Chiefs. We have a Chief of Training that is not providing that. Is a Chief of Training necessary?
- Moving these positions back into the workforce and/or into the Fire Marshal Division will provide better and more efficient service

Mr. Elliott said finding efficiencies by restructuring the administration and the Chief of Training and the Chief of Fire Marshals and back into the workforce or into the Fire Marshall Division would jprovide better services and more efficient.

Kate asked about the two cost reductions, and how would that save. Mr. Elliott said if they were moved back into the work force it would save in overtime pay.

Mr. Emmons asked in restructuring who made this recommendation. Mr. Elliott said the Mayor, there were a couple of Chiefs that did not know about it and saw it in the paper.

Mr. Roggeman said he was in receipt of a letter from the *Mayor stating they have budgeted one full time employee in the Building Department to assist with fire inspections of businesses. He said overtime, it is the administration's goal to shift fire inspection responsibility out of the Mishawaka Fire Department's Prevention Division and place it in the Mishawaka Building Department. He said such a move would be done over time and through attrition as firefighters currently serving in those roles retire. This move would not sacrifice the quality of the fire inspections, and would result in a more efficient building code inspection process, and would place more sworn fire fighters into suppression duties and will save the city money.*

Mr. Elliott replied they do not believe that was the case hiring civilians to do Fire Inspections they have no fire firefighting experience at all the current Marshals have been on the fire department for ten to fifteen years before moving up to the rank of Fire Marshals they have extensive knowledge in what it takes to make a building safe and what to look for, someone with

Mr. Bellovich asked him about his statement saying he wanted to talk with the mayor about this months ago and it never happened, did he know about this a couple of months ago when they requested it.. Mr. Elliot said they wanted to talk with the mayor a couple of months ago when a Fire Marshall retired about replacing him and that discussion never happened the Mayor did not respond.

Mr. Compton asked if this came up during negotiations was it a negotiable item for Local 360. Mr. Elliott said yes it contractionally states what Fire Fighter duties are, Fire Prevention and the area of Code Enforcement clearly states it is the duty of a fire fighter. Mr. Compton asked if they have plans to meet with the Mayor. Mr. Elliott said yes he e-mailed the Mayor and got a prompt response and they have a planned meeting. Mr. Compton asked if there were any other fire departments that he knew of that had fire inspections done without firefighters. Jamie said yes there are not many but a few.

President Compton closed the public hearing at 7:50 p.m.

Clerk Block read **PROPOSED ORDINANCE NO. 2013-43** opening it for public hearing.

PROPOSED ORDINANCE NO. 2013-43

AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2013
Transfer Funds – City Clerk's Office $3,000

Mr. Bellovich reported the Budget and Finance Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Banicki motion carried.

Debbie Block asked the Council for a transfer of funds taking from line items she would not be using by the end of the year for a part time employee who was working in her office scanning old records and helping answer the phone She said before the end of the year she would also like to fund this as a full time part time position for next year.

Mr. Reisdorf asked for the duration of this amount. Ms. Block said this would get her through the end of the year.

Ms. Voelker asked what year was she up too. Clerk Block replied she started out in the early 1900's scanning and now scanning ordinances, resolutions, minutes, easements, and oaths of office. She said the next phase would be vacations which was a huge box along with boxes she hasn't even opened yet.

Mr. Bellovich asked how many hours was the part time schedule. Clerk Block said less then 30 hours a week.

Question was called for at 7:55 p.m. on PROPOSED ORDINANCE NO. 2013-43 the

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).
Yes: Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman. Thus it becomes **ORDINANCE NO. 5418.**

Clerk Block read **PROPOSED ORDINANCE NO. 2013-44** opening it for public hearing.

PROPOSED ORDINANCE NO. 2013-44

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
Amend PUD to allow Single Family and Duplex Residential Units –
1607 East Jefferson & Vacant lot East

Mr. Roggeman reported the Land Use Planning Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Banicki motion carried.

Joe Dunfee 2903 York Road South Bend said this was property he purchased 20 years ago along the river, built Lindenvail Hospital and an office building he now has 2 acres left wants to build 6 units on the road and 5 units on the river.

Question called at 7:58 p.m. on **PROPOSED ORDINANCE NO. 2013-44 the Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).**Yes:** Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman. Thus it becomes **ORDINANCE NO. 5419**

UNFINISHED BUSINESS

Clerk block read **RESOLUTION NO. R2013-18** opening it for public hearing.

RESOLUTION NO. R2013-18

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

LONG TERM CARE INVESTMENTS, LLC
55815 FIR ROAD AND PART OF 5805 FIR ROAD

CONFIRMING RESOLUTION

Anthony Zappia attorney 52582 St Rd representing the applicant proposing to construct a nursing care center 5800 block of Fir road requested 7 year tax abatement. He said it was a new facility all employment would be new positions no transfers, 61 full time employees, with full benefits plus 30 part time employees, with a $2.1 million annual payroll and $770,00 payroll for part time, asking for abatement.

Mr. Banicki asked when they would break ground.

Andy Place, 1628 Rockwood, Mishawaka said he would be submitting a site plan to the Planning Department.

Mr. Banicki asked when they plan to break ground. Mr. Place said November 2013.

Ms. Voelker asked how long they thought it would take to complete. Mr. Place said depending on the weather 12 months.

Ms. Volelker wanted to know when the abatement would start. Mr. Prince said that depended on the completion process, how much was completed by March first for the assessment process; they would only be taxed on what was completed at that time and a full assessment the following year.

Question was called for at 8:12 p.m. on **RESOLUTION NO. R2013-18 the Vote: Motion carried by unanimous roll call vote (summary: Yes = 8). Yes: Mr. Reisdorf, Mr. Banicki, Mrs. Voelker, Mr. Compton, Mr. Emmons, Mr. Bellovich, Mr. Bilancio, Mr. Roggeman.**

NEW BUSINESS

Mr. Reisdorf made a motion to change the November 4th Council Meeting to November 6th because of the City Vote on the Tax Reforendum, with a second by Mr. Banicki the motion carried.

Clerk Block said the Clerk's Office would be accepting School Board Applications from Oct 8 to Oct 25 at noon. She said this would be a Democratic appointment by the Council.

Mr. Emmons said there would be a neighborhood watch meeting at St. Bavo School at 7:00 p.m. on Thursday October 17, topic would be meth labs.

There being no further business to come before the Council, President Compton adjourned the meeting at 8:15 p.m.

Deborah S. Block	S. Michael Compton
Deborah S. Block, IAMC, MMC	S. Michael Compton,
City Clerk,	Presiding Officer

City of Mishawaka

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

October 9, 2013

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 11 2013
CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
October 8, 2013, Public Hearing

Honorable Members:

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

APPEAL #13-38 An appeal submitted by Gary W. Peden requesting a Use and Developmental Variance for **426 West Sixth Street** to allow a residential unit within C-1 General Commercial zoned property and reduction in required number of parking spaces.

The Board, with a vote of 5-0, recommended approval subject to the following conditions:

1. Site improvements, landscape & pavement setbacks, to bring the site into compliance with current standards, shall not be required.
2. Off-Street parking spaces may be reduced to (5) spaces.
3. Appropriate One-Way and Do Not Enter directional signage shall be posted to direct vehicular traffic through the site.
4. Dumpster shall be enclosed with a fence.
5. The freestanding sign shall be removed from the property or brought up to code to correctly advertise a bona fide business.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

cc: Gary Peden

STAFF REPORT

Location: 426 West Sixth Street Date: October 8, 2013

Appeal: 13 38 Prepared By: GGS

GENERAL INFORMATION

Applicant:	Gary W. Peden
Status:	Property Owner
Request:	Use Variance to Allow Residential Use and Coffee shop
Zoning Classification:	C-1 General Commercial District
Lot Size:	60' on West Sixth by 97' along West Street
Applicable Regulations:	Section 159.282 BZA (D) Use Variance Section 159.066 C-1 Uses

SPECIAL INFORMATION

Area Development Pattern:	North:	I-1 Light Industrial
	South:	I-1 Light Industrial, R-1 Single Family Residential
	East:	R-1 Single Family Residential
	West:	C-1 General Commercial
Thoroughfare:	West Sixth and South West Streets	
School District:	School City of Mishawaka	
Township:	Penn	
Public Utilities:	Available	
Comprehensive Plan:	General Commercial	

ANALYSIS

The Appellant, Gary Peden, is requesting a use variance for 426 West Sixth Street to allow a coffee shop and residential use in one building. The property sits at the northeast corner of South West and West Sixth Streets.

Since 1964, when the front brick structure was added, the property has been occupied as a single family home in the back residential portion with a commercial business in the front brick structure. A number of years ago Huyveart's TV Sales and Service operated from the brick storefront with the rear attached residential, white aluminum sided building, used as a single family residence. The Appellant desires to use the dwelling portion as a single family residence and the front former commercial portion as a small coffee shop.

Two curb cuts exist; one at the eastern edge of the lot along Sixth and one cut on the northern edge along West Street. A concrete drive borders the parcel on the east and north. The store front is built right up to the City right of way. There is an approximate 17 foot deep sidewalk between the building front and curb along Sixth Street. If approved, the Appellant desires to obtain a Notice of Encroachment from the Board of Public Works to allow for a small outdoor seating area for patrons of the coffee shop within this sidewalk area.

The proposed coffee shop most likely would be a neighborhood destination, where patrons would walk to. It is anticipated that minimal traffic will be needed for the coffee shop. The property is zoned C-1 General Commercial. The Zoning Ordinance would require (10) off-street parking spaces per 1000 sf of building area for eating and drinking establishments and (2) parking spaces for the residential unit. The proposed coffee shop area is approximately 907 sf and thus would require 9-10 parking spaces. With the residential use, a total of 11-12 would be required. Because the site is existing, there is little space to allow for off-street parking. The appellant has proposed (5) off-street parking spaces as indicated on the attached sketch. There would be only be enough space to allow for parallel parking as shown and with only one-way traffic through the site, entering off of West Street and exiting onto 6th Street or vice versa. As part of this use variance requesting, the appellant would ask that required parking be reduced to (5) off-street parking spaces as shown.

A freestanding pole sign is located at the southwest corner of the building. The sign is considered obsolete. Per the definition in the On Premise Sign Standards Ordinance an *"Obsolete Sign" is any sign which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, product or activity available on the premises where such sign is displayed, or a sign which is not in good repair.* An obsolete sign is listed as a prohibited sign in the Ordinance.

Given the small size of the site and the existing conditions, site improvements such as pavement setbacks and landscaping will not be required. Requiring the site improvement would not provide any space for off-street parking. Staff feels it is more important to provide off-street than to require the site improvements.

RECOMMENDATION

The staff recommends in favor of Appeal 13-38, a Use Variance, to allow a single-family residential home in the back residential building with a coffee shop in the front, brick structure. The use variance is subject to the following conditions:

1. Site improvements, landscape & pavement setbacks, to bring the site into compliance with current standards, shall not be required.
2. Off-Street parking spaces may be reduced to (5) spaces.
3. Appropriate One-Way and Do Not Enter directional signage shall be posted to direct vehicular traffic through the site.
4. Dumpster shall be enclosed with a fence.
5. The freestanding sign shall be removed from the property or brought up to code to correctly advertise a bona fide business.

The recommendation for approval is based upon the following Findings of Fact:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because the building is existing and all state and local building codes will be adhered to during construction and/or improvements to the existing structure;

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 property is currently zoned commercial and the property has been utilized as a commercial business in the past; furthermore, the proposed residential use is consistent with the surrounding neighborhood.

3. The need for the variance arises from a condition peculiar to the property involved in that a business building is attached to a residential house and the property is zoned commercial and does not allow residential use.

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 does not allow for the proposed hybrid

commercial and residential uses. The only means by which to allow the proposed office use and maintain the residential use for the property is through the use variance process.

5. Granting of this variance will not compromise the integrity of the *Mishawaka 2000 Comprehensive Plan* which indicates general commercial. Furthermore, the proposed residential use is consistent with the existing residential uses in the area.

ATTACHMENTS

Photographs, Appeal, Aerial & Location Map

426 West Sixth at South West Street

City of Mishawaka

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

October 9, 2013

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 11 2013
CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
October 8, 2013, Public Hearing
Certification of Proposed Ordinances

Honorable Members:

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

PETITION #13-33 A petition submitted by William D. Morgan on behalf of the Estate of William R. Morgan requesting to rezone **3614 Lincolnway East** from C-1 General Commercial District to R-1 Single Family Residential District.

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

PETITION #13-35 A petition submitted by Crest Net Lease, Inc. a Delaware Corporation to rezone **4811 Grape Road** from C-1 General Commercial District to C-4 Automotive Oriented Commercial District.

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

PETITION #13-38 A petition submitted by Steve Palatinus on behalf of the Leonard C. and Loretta M. Norris Estate requesting to rezone **3919 Lincolnway East** from C-1 General Commercial District and R-2 Two-Family Residential District to R-2 Two-Family Residential District.

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

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

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Mishawaka Plan Commission

cc: William D. Morgan
Jeff Ballard
John Piraccini

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

STAFF REPORT

Location: 3614 Lincolnway East Date: October 8, 2013

Petition: 13 33 Prepared By: KM

GENERAL INFORMATION

Applicant:	William D. Morgan on behalf of the Estate of William R. Morgan
Status:	Property Owner Representative
Request:	Rezone from C-1 General Commercial to R-1 Single Family Residential District
Zoning Classification:	C-1 General Commercial
Lot Size:	Irregular
Applicable Regulations:	Sec. 137-164 Residential R-1 District; Sec. 137-40 Plan Commission; & Sec. 137-41 Amendment to Zoning Ordinance and Zoning Map

SPECIAL INFORMATION

Area Development Pattern:	North:	R-1 Single Family Residential District
	South:	C-1 General Commercial District (Residential home)
	East:	R-1 Single Family Residential District
	West:	C-1 General Commercial (Residential home)
Thoroughfare:	Lincolnway East	
School District:	School City of Mishawaka	
Public Utilities:	Available	
Comprehensive Plan:	General Commercial	

ANALYSIS

The Petitioner is requesting to rezone 3614 Lincolnway East from C-1 General Commercial District to R-1 Single Family Residential District. The property is located just east of the intersection of Vistula and Lincolnway. There are commercially zoned properties with residential uses to the north and west of this property, but the majority of the properties in the neighborhood are zoned R-1 and are primarily residential in nature.

Prior to the 1980's residential uses were permitted in the C-1 General Commercial District. Around 1986 the C-1 General Commercial District was amended to prohibit residential uses. Originally constructed as a private residence, the home historically has remained residential in its use. The Petitioner states the home has been on the market for over a year and no one has expressed an interest in the property as a commercial use.

Pertinent City Departments have reviewed and approved the request.

RECOMMENDATION

The Planning Department recommends **approval** of Petition 13-33 to rezone 3614 Lincolnway East from C-1 General Commercial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:

1. There are commercial zonings with residential uses to the west and south of this property, but the neighborhood surrounding the property are used as single family dwellings, and its historic use as a single family dwelling 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 commercial project, staff feels that the most desirable use for this property is its historical 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 commercial 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 general commercial but it's historic use as a single family home is compatible and consistent with the historic residential uses in the area.

ATTACHMENTS

PETITION, PHOTOGRAPHS, AERIAL, LOCATION MAP

3614 Lincolnway East

STAFF REPORT

Location: 4811 Grape Road (Former Ryan's Restaurant) Date: October 8, 2013

PET: 13 35 Prepared By: KBP

GENERAL INFORMATION

Applicant:	Crest Net Lease, Inc
Status:	Property Owner
Request:	Rezone former Restaurant to C-4 Automotive Oriented Commercial District to allow for the construction of a new Automobile oriented service facility
Existing Zoning Classifications:	C-1 General Commercial
Lot Size:	2.65 Acres
Applicable Regulations:	Sec. 137-40 Plan Commission Section 137-41 Amendment to Zoning Ordinance & Zoning Map

SPECIAL INFORMATION

Area Development Pattern:	North:	C-1 General Commercial (undeveloped)
	South:	C-1 General Commercial (Corndance Tavern)
	East:	C-1 General Commercial (Chili's Restaurant)
	West:	S-2 Planned Unit Development (Summerfield subdivision, undeveloped)
Thoroughfare:	Grape Road	
School District:	Penn Harris Madison	
Township:	Penn	
Public Utilities:	All utilities are available to the site	
Comprehensive Plan:	General Commercial	

ANALYSIS

The Petitioner, Crest Net Lease, Inc, is requesting to rezone the former Ryan's Restaurant site at 4811 North Grape Road from C-1 General Commercial to C-4 Automobile Oriented Commercial for the construction of a new 9,675 square foot automobile service facility (Belle Tire). Relative to the nature of the use, the facility appears to be similar to what Pep Boys and Big "O" Tire used to be before they went out of business respectively.

At this time, the applicant has only filed the rezoning request. We assume that should the change in zoning be approved, that it would be followed by a final site plan request.

Relative to similar uses in the corridor, Grape Road has scattered C-4 uses up and down the corridor. The closest is John Coussens mower repair and sales facility located 250' north of the site.

Although staff has no concern over the proposed change in use, a number of items would need to be addressed as part of any final site plan request, including providing building materials that meet the design review ordinance and providing for cross access easements to adjacent properties. When the vacant property to the north develops, access will likely be provided at the existing traffic signal at Edison Lakes Parkway and Grape Road. Cross access is important to allow multiple properties with access to improve traffic flow. Although there is no sign overlay district on Grape Road, the property is close enough to Edison Lakes Parkway that any proposed sign may be limited by those overlay provisions.

RECOMMENDATION

The Planning Department recommends approval of Petition 13-35 to rezone the former Ryan's Restaurant site at 4811 North Grape Road from C-1 General Commercial to C-4 Automobile Oriented Commercial. This recommendation is based on the following findings of fact:

1. Given the properties' location on Grape Road, commonly known as regional intensive commercial corridor, with similar automobile related uses scattered throughout; and

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 the rezoning will allow a current vacant former restaurant use to be demolished and replaced with a new business. Automobile related commercial represents the highest and best use for this property;

3. Because the parcel is located along a heavily traveled established corridor in the center of a regional shopping area with millions of square feet of commercial (Grape Road), the proposed C-4 zoning is appropriate and compatible with surrounding uses;

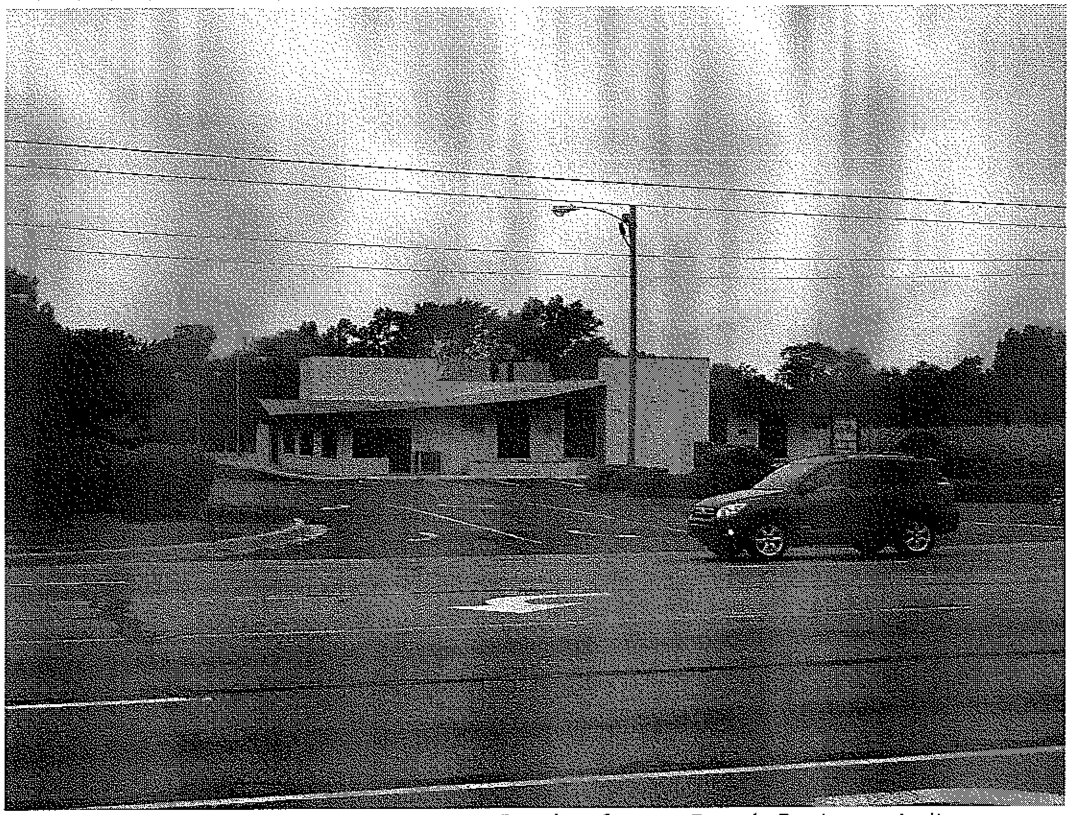
4. The C-4 classification will have a favorable and stabilizing impact on the neighborhood, allowing for the replacement of a now vacant structure, conserving property values in the immediate and surrounding area by providing for the appropriate re-use of a longstanding commercial property;

5. The proposed C-4 Commercial zoning, permits a wide range of General Commercial uses in addition to those in the Automobile oriented commercial district and is consistent with the City's Comprehensive Plan which indicates that general commercial is intended for this area.

ATTACHMENTS

Photographs, Petition, Location Map

View looking north on Grape Road from Chili's Restaurant


View looking west across Grape Road at former Ryan's Restaurant site


View of existing site parking area west of the existing building

STAFF REPORT

Location: 3919 Lincolnway East Date: OCT 8, 2013

Petition: 13 38 Prepared By: PS

GENERAL INFORMATION

Applicant:	Steve Palatinus, Trustee for Leonard C. & Loretta M. Norris Estate/ John Piraccini
Status:	Property Trustee/ Contact
Request:	Rezone from C-1 and R-2 to R-2
Zoning Classification:	Existing C-1 and R-2
Lot Size:	.93 Acre
Applicable Regulations:	Section 137-186 Residential R-2 District; Section 137-40 Plan Commission Section 137-41 Amendment to Zoning Ordinance and Zoning Map

SPECIAL INFORMATION

Area Development Pattern:	North: S-1 PUD - Twin Branch Park South: Norfolk Southern Railroad East: C-1 and R-2 West: C-1 and R-2
Thoroughfare:	Lincolnway East
School District:	School City of Mishawaka
Township:	Penn
Public Utilities:	Available
Comprehensive Plan:	General Commercial Fronting Lincolnway then Low Density Residential Back to Railroad

ANALYSIS

The Petitioners are requesting to rezone 3919 Lincolnway East from C-1 General Commercial and R-2 Two Family Residential to R-2 Two Family Residential District. The currently vacant structure was built in 1911 according to the Penn Assessor records.

The front or approximate 120 feet of the property is zoned C-1 General Commercial. Prior to 1986 when the Zoning Ordinance was amended, residential uses were permitted in commercial zones. The south 530 feet, more or less, carries an R-2 zoning. Since the property has been vacant for more than 6 months, it has lost its legal nonconforming status, and therefore, must be rezoned.

There are no plans to sell the property at this time. Petitioner would like to update and remodel the structure.

Pertinent City Departments reviewed and approved the request. Utilities Water Division commented to call for tap and meter quote.

Recommendation

The Planning Department recommends **approval** of Petition 13-38 to rezone 3919 Lincolnway East from C-1 General Commercial and R-2 Two Family Residential to R-2 Two Family Residential. This recommendation is based upon the following findings of fact:

1. There are multiple uses in this neighborhood that include both commercial and low density residential uses. . This property's historic use as single family is compatible to the area and consistent with its history;

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 historic use as single family, staff feels that the most desirable use for this property is its historic residential;

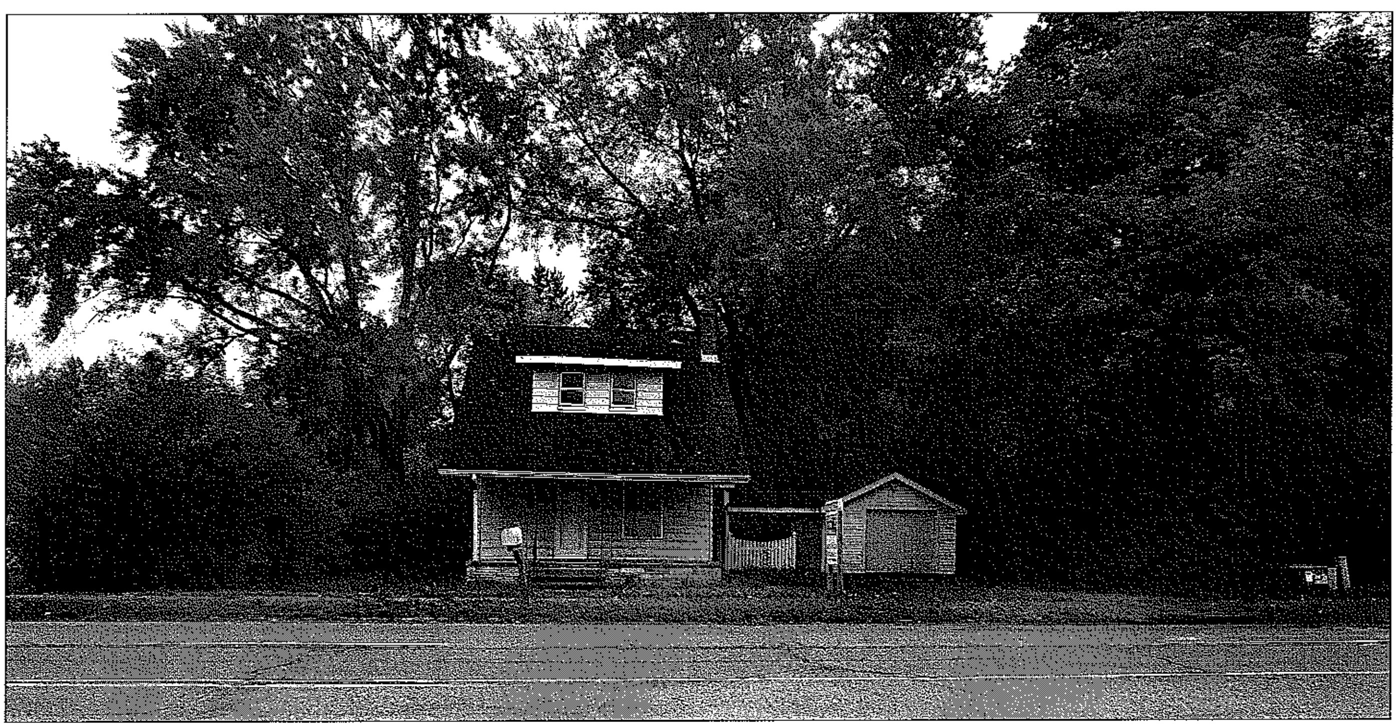
3. Because the parcel is located in an area of residential properties, as well as commercial, , the rezoning of the entire property to R-2 Two-Family Residential is a desirable use for this property;

4. The proposed rezoning of this property to an R-2 Two- Family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and will allow the property owners to make improvements as they deem necessary, by allowing for the continued financing from lending institutions; and,

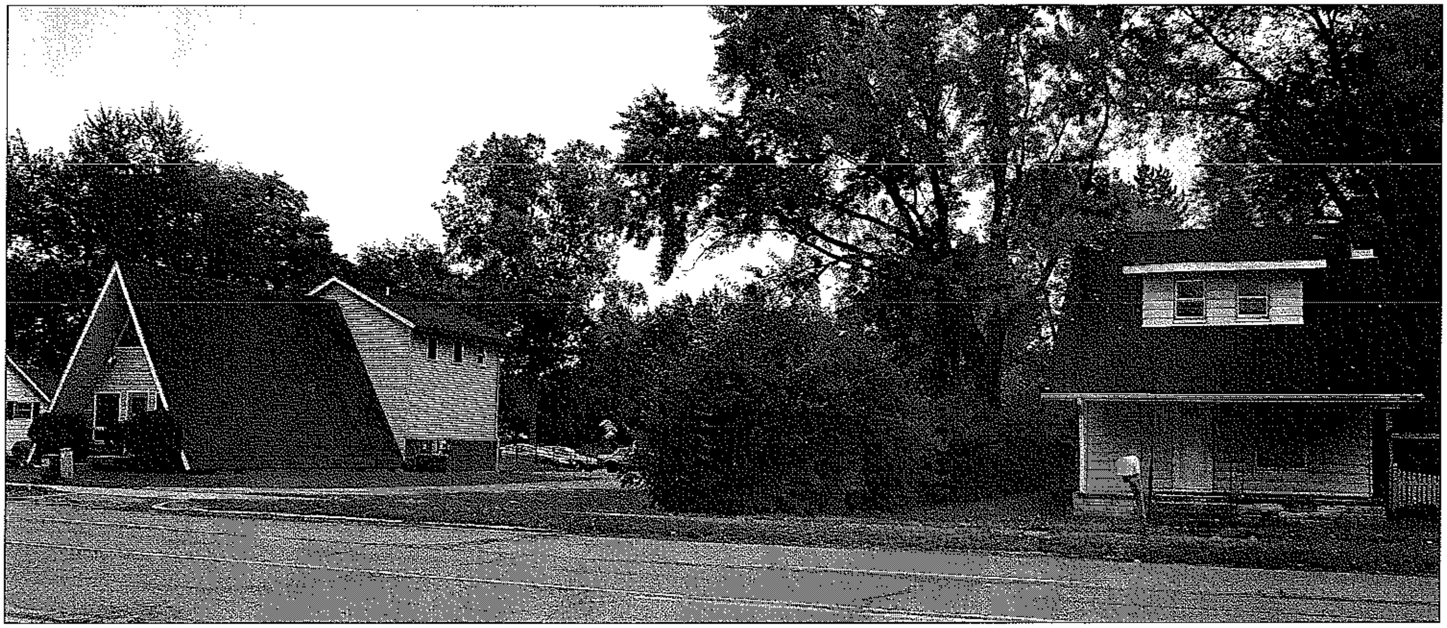
5. The City's Comprehensive Plan calls for General Commercial and Low Density Residential, and the historic use and proposed classification fits within the plan.

Attachments

PHOTOGRAPHS, ZONING MAP AERIAL, PETITION, LOCATION MAP

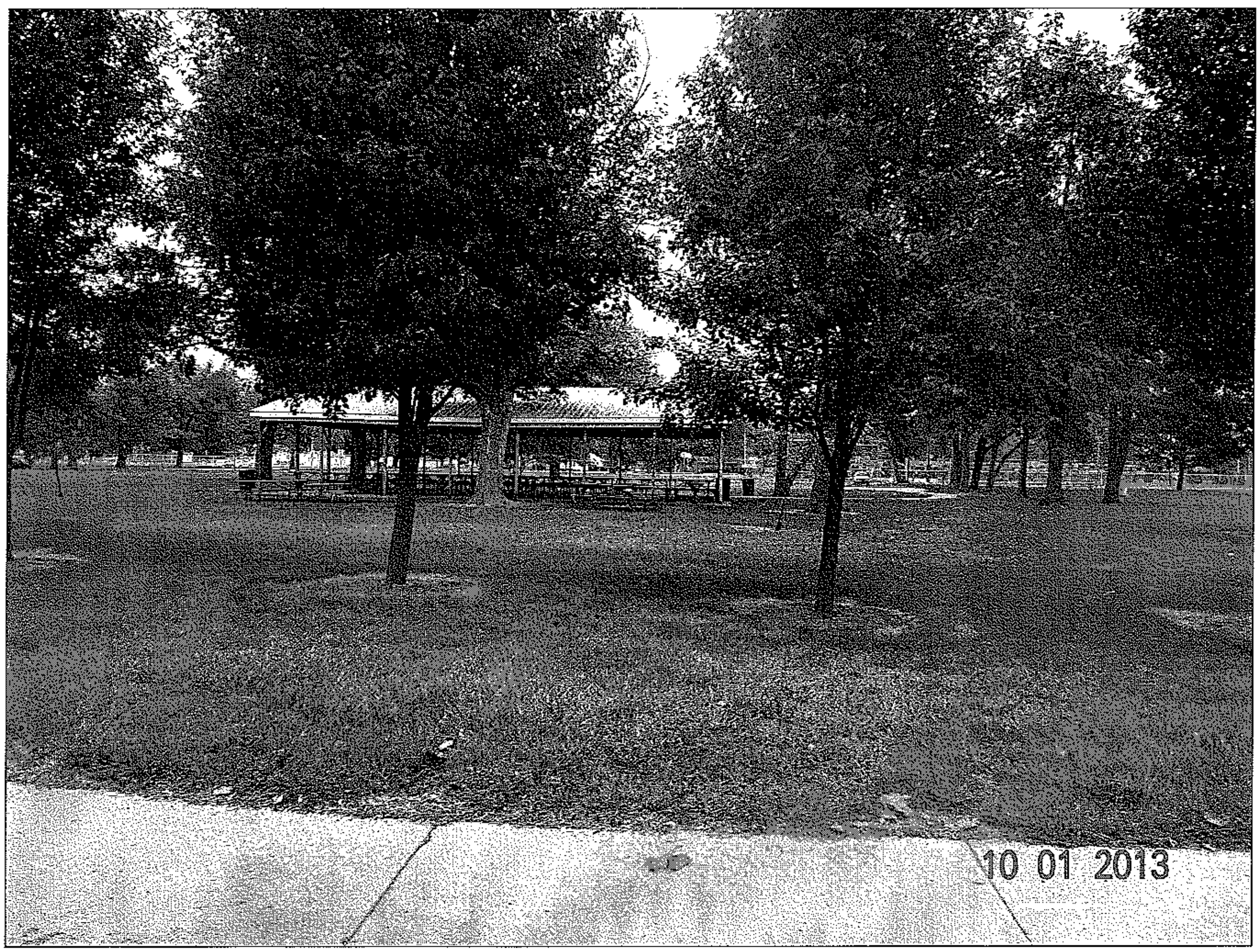


3919 LINCOLNWAY EAST

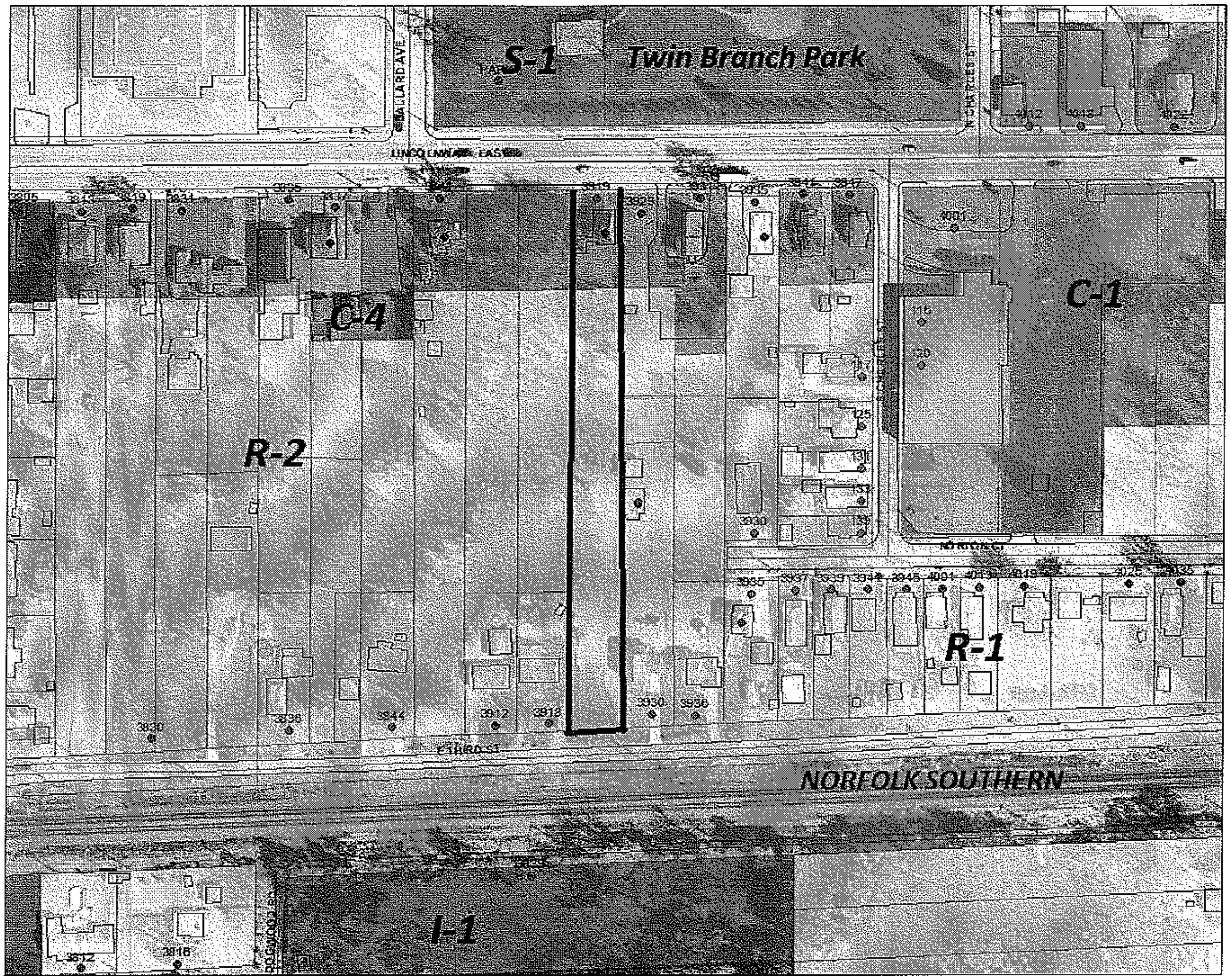


3931 LWE

3919 LWE



TWIN BRANCH PARK TO THE NORTH ACROSS LWE



ZONING MAP & AERIAL

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2013

CITY CLERK
MISHAWAKA, IN

1st Reading 10-21-13
2nd Reading
Passed
Failed
Continued To

PETITION 13-33

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2013-45

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:

Part of the East Half (1/2) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Thirty-seven (37) North, Range Three (3) East, described as beginning on the North line of Lincoln Highway East at a point Two Hundred Eighty-six and Six Tenths (286.6) feet East of the West line of said East Half (1/2) of the Northeast Quarter (1/4), running thence East along the North line of said Lincoln Highway, One Hundred Twenty (120) feet; thence North One Hundred Three (103) feet to the South line of a proposed alley; thence Westerly One Hundred Twenty-three (123) feet to a point Seventy-six (76) feet to the place of beginning, thence and being Lots Numbered Four (4), Five (5), and Six (6) in Geyers Proposed Third Addition to the City of Mishawaka. Subject to legal highways.

COMMON ADDRESS: 3614 Lincolnway East

which real estate is now classified as C-1 General Commercial District shall hereafter be within and a part of that District known as R-1 Single Family Residential District and 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 commercial zonings with residential uses to the west and south of this property, but the neighborhood surrounding the property are used as single family dwellings, and its historic use as a single family dwelling would be compatible to the area;

Proposed Ordinance No: P.O. 13-45

Ordinance No: ______________________

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 commercial project, staff feels that the most desirable use for this property is its historical 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 commercial 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 general commercial but it's historic use as a single family home 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 ____________________, 2013, at ________ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of ____________________, 2013, at _________ o'clock ____.M.

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

APPROVED by me this ________ day of __________________, 2013, at ________o'clock ____.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 25 2013
CITY CLERK
MISHAWAKA, IN

Date 9/12/2013

SEP 16 2013

Pet 13-33

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

RE: PETITION TO REZONE 3614 Lincoln Way East
TO R-1

The undersigned Estate of William R. Morgan respectfully show they are the owner of the following described real estate located in the city of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Tax Key # 16-1088-3562 Part of the East Half(1/2) of the Northeast Quarter(1/4) of Section Thirteen(13),Township Thirty-seven(37) North, Range Three (3) East, described as beginning on the North line of Lincoln Highway East at a point Two Hundred Eighty-six and Six Tenths(286.6) feet East of the West line of said East Half(1/2) of the Northeast Quarter(1/4), running thence East along the North line of said Lincoln Highway, One Hundred Twenty(120) feet; thence North One Hundred Three(103) feet to the South line of a proposed alley; thence Westerly One Hundred Twenty-three(123) feet to a point Seventy-six(76) feet to the place of beginning, thence and being Lots Numbered Four(4), Five(5) and Six(6)in Geyers Proposed Third Addition to the city of Mishawaka.

Subject to legal highways.

Petitioner own one hundred(100%)percent of the above described parcel of land which carries a zoning classification of C-1 District.

Said property is Commercial-1.

Petitioner desire said real estate to be rezoned to Residential District. Petitioner further state that they intend to utilize said land for residential purpose has been for sale for over a year no one has shown any interest in purchasing this home for commercial purposes.

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 described parcel of land located in the city of Mishawaka.

Estate of William R. Morgan

____

William D. Morgan Estate Personal Rep

William D. Morgan PR

CONTACT PERSON:

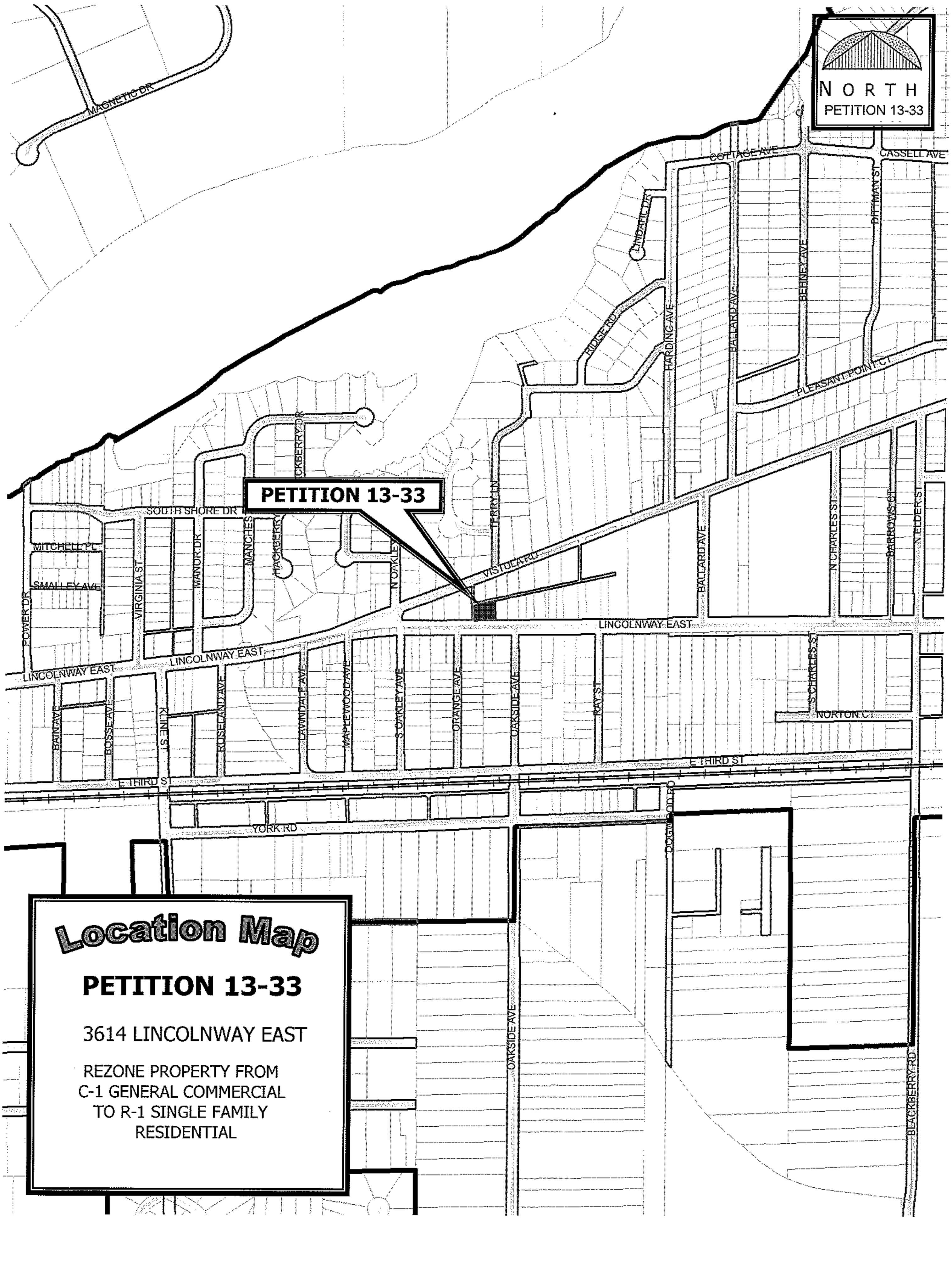
William D. Morgan

3844 E. Third St Mishawaka IN 46544

574-254-9382

Listing Broker Fax# 574-968-0200 attn: Linda Caffery At Home Realty Group

Linda@lindacaffery.com


NORTH
PETITION 13-33
PETITION 13-33
Location Map
PETITION 13-33
3614 LINCOLNWAY EAST
REZONE PROPERTY FROM
C-1 GENERAL COMMERCIAL
TO R-1 SINGLE FAMILY
RESIDENTIAL
MAGNETIC DR
COTTAGE AVE
CASSELL AVE
DITTMAN ST
LINDAHL DR
BEHNEY AVE
BALLARD AVE
HARDING AVE
RIDGE RD
PLEASANT POINT CT
SOUTH SHORE DR
TERRY LN
VISTULA RD
MITCHELL PL
SMALLEY AVE
POWER DR
VIRGINIA ST
MANOR DR
N OAKLEY
N CHARLES ST
BARROWS CT
N ELDER ST
LINCOLNWAY EAST
BAIN AVE
BOSSE AVE
KLINE ST
ROSELAND AVE
LAWNDALE AVE
MAPLEWOOD AVE
S OAKLEY AVE
ORANGE AVE
OAKSIDE AVE
RAY ST
S CHARLES ST
NORTON CT
E THIRD ST
YORK RD
OAKSIDE AVE
BLACKBERRY RD

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2013

CITY CLERK
MISHAWAKA, IN

1st Reading 10-21-13
2nd Reading
Passed
Failed
Continued To

PETITION 13-35

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2013-46

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, Clay Township, St. Joseph County, State of Indiana, to-wit:

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 705.00 FEET NORTH 00°01'06" WEST OF THE CENTER OF SAID SECTION 33; THENCE SOUTH 89°44'09" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 825.00 FEET; THENCE NORTH 00°01'06" WEST PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 140.00 FEET; THENCE NORTH 89°44'09" EAST, A DISTANCE OF 825.00 FEET TO SAID EAST LINE; THENCE SOUTH 00°01'06" EAST, ALONG SAID EAST LINE, A DISTANCE OF 140.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 2.65 ACRES MORE OR LESS.

COMMON ADDRESS: 4811 Grape Road

which real estate is now classified as C-1 General Commercial District shall hereafter be within and a part of that District known as C-4 Automobile Oriented Commercial District and designated in "The Zoning Ordinance of 1966" as amended.

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

Proposed Ordinance No: 13-46

Ordinance No: ____________________

1. Given the properties' location on Grape Road, commonly known as regional intensive commercial corridor, with similar automobile related uses scattered throughout;

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 the rezoning will allow a current vacant former restaurant use to be demolished and replaced with a new business. Automobile related commercial represents the highest and best use for this property;

3. Because the parcel is located along a heavily traveled established corridor in the center of a regional shopping area with millions of square feet of commercial (Grape Road), the proposed C-4 zoning is appropriate and compatible with surrounding uses;

4. The C-4 classification will have a favorable and stabilizing impact on the neighborhood, allowing for the replacement of a now vacant structure, conserving property values in the immediate and surrounding area by providing for the appropriate re-use of a longstanding commercial property; and

5. The proposed C-4 Commercial zoning, permits a wide range of General Commercial uses in addition to those in the Automobile oriented commercial district and is consistent with the City's Comprehensive Plan which indicates that general commercial is intended for this 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 ____________________, 2013, at ________ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of ____________________, 2013, at _________ o'clock ____.M.

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

Proposed Ordinance No: 13-46

Ordinance No: ______________________

APPROVED by me this ________ day of __________________, 2013, at ________o'clock ____.M.

____
David A. Wood, Mayor

SEP 18 2013

Pet 13-35

PETITION FOR REZONING

Date: September 13, 2013

To The: Honorable Members of the
Common Council of the
City of Mishawaka, Indiana

RE: Crest Net Lease, Inc. a Delaware Corporation,

Petition for rezoning: 4811 Grape Road, Mishawaka, IN

The undersigned, respectfully show that they are the owners of the following described real estate located in the City of Mishawaka, St. Joseph County, Indiana:

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 705.00 FEET NORTH 00°01'06" WEST OF THE CENTER OF SAID SECTION 33; THENCE SOUTH 89°44'09" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 825.00 FEET; THENCE NORTH 00°01'06" WEST PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 140.00 FEET; THENCE NORTH 89°44'09" EAST, A DISTANCE OF 825.00 FEET TO SAID EAST LINE; THENCE SOUTH 00°01'06" EAST, ALONG SAID EAST LINE, A DISTANCE OF 140.00 FEET TO THE PLACE OF BEGINNING.
CONTAINING 2.65 ACRES MORE OR LESS.

Also commonly known as 4811 Grape Road, Mishawaka, Indiana 46545.
The above described parcel of land is presently zoned "C-1" Commercial District.

The Petitioner desires said real estate, to be rezoned to the "~~C-10~~" C-4 Commercial District classification. The purpose for the rezoning is to allow for the real estate to be purchased by an interested party who desires to build an Automotive Maintenance/Service facility on the site.

Wherefore, the Petitioner prays and respectfully requests 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.

CREST NET LEASE, INC., a Delaware corporation

Approved As To Form
Department
A. Tassvin

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 25 2013
CITY CLERK
MISHAWAKA, IN

Michael R. Pfeiffer
Secretary
For Crest Net Lease, Inc. a Delaware corporation
Escondido, CA 92025
Ph# 760-741-2111
Contact person: Danch, Harner & Associates, Inc., 1643 Commerce Drive, South Bend, Indiana, 46628 (574) 234-4003

To: The: Honorable Members of the
Common Council of the
City of Mishawaka, Indiana

September 13, 2013

RE: Crest Net Lease, Inc. a Delaware Corporation

Rezoning Request: 4811 Grape Road, Mishawaka, IN

Dear Board Members,

This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Plan Commission and Mishawaka Common Council meetings for the Petition for Rezoning dated September 13, 2013. The authority granted to Danch, Harner & Associates is limited to the September 13, 2013 Petition for Rezoning only.

If you have any questions concerning this matter, please feel free to give me a call at (760) 317-2987.

Sincerely,

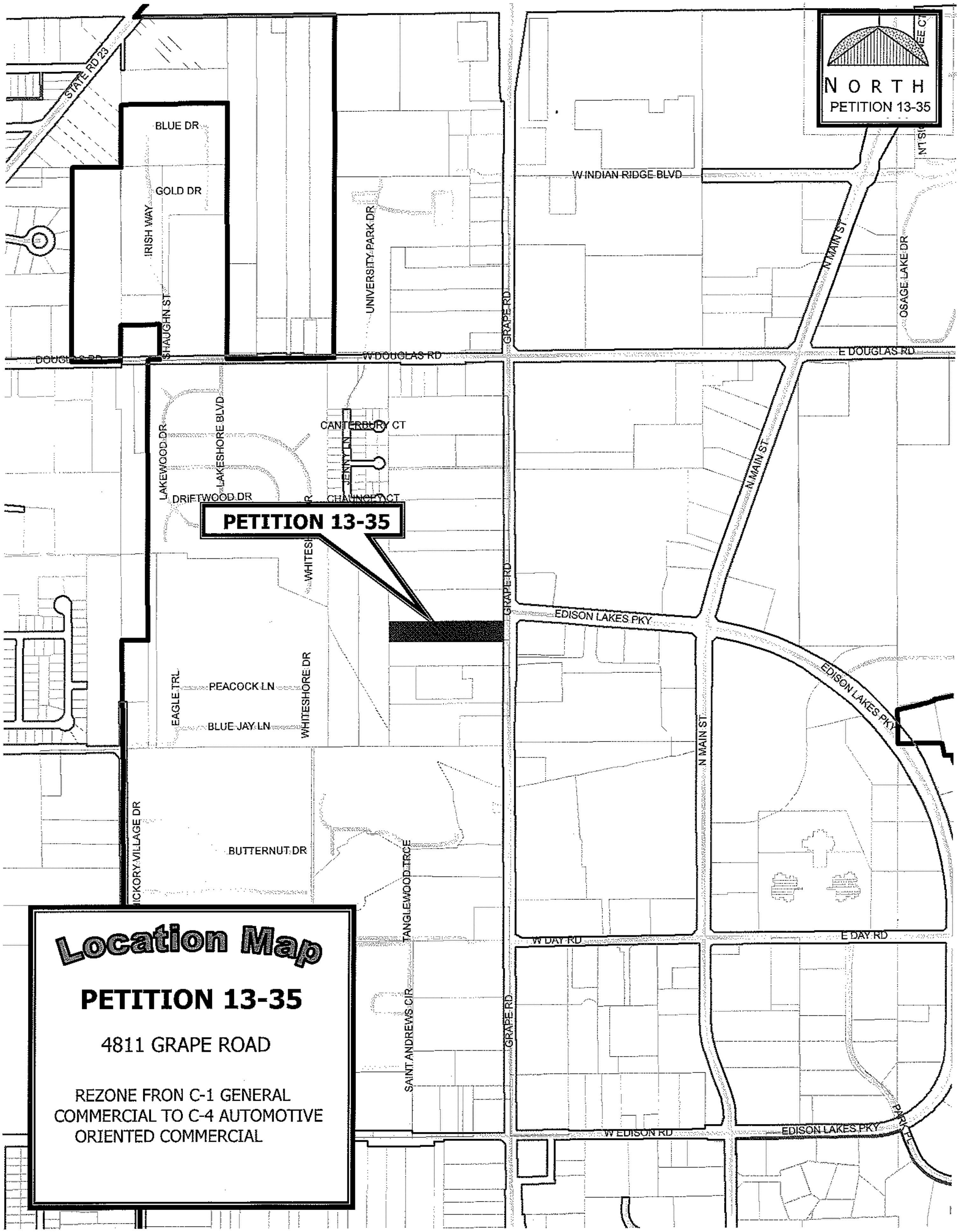
CREST NET LEASE, INC.

Michael R. Pfeiffer
Secretary

For Crest Net Lease, Inc. a Delaware corporation

Approved As To Form
Legal Department
A. Tassvin

File No. 130220 "C" Md.



NORTH
PETITION 13-35
STATE RD 23
BLUE DR
GOLD DR
IRISH WAY
SHAUGHN ST
UNIVERSITY PARK DR
W INDIAN RIDGE BLVD
N MAIN ST
OSAGE LAKE DR
GRAPE RD
W DOUGLAS RD
E DOUGLAS RD
CANTERBURY CT
JENNY LN
LAKEWOOD DR
LAKESHORE BLVD
DRIFTWOOD DR
PETITION 13-35
EDISON LAKES PKY
PEACOCK LN
EAGLE TRL
BLUE JAY LN
WHITESHORE DR
HICKORY VILLAGE DR
BUTTERNUT DR
TANGLEWOOD TRCE
W DAY RD
E DAY RD
SAINT ANDREWS CIR
W EDISON RD
EDISON LAKES PKY
Location Map
PETITION 13-35
4811 GRAPE ROAD
REZONE FRON C-1 GENERAL
COMMERCIAL TO C-4 AUTOMOTIVE
ORIENTED COMMERCIAL

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2013

CITY CLERK
MISHAWAKA, IN

1st Reading 10-21-13
2nd Reading
Passed
Failed
Continued To

PETITION 13-38

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2013-47

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:

Part of the West Half of the Northwest Quarter of Section 18, Township 37 North, Range 4 East, described as beginning in the center of the old Fort Wayne Road (now Lincolnway Highway East) at a point 382 feet 6 inches East of the west line of said Section 18; thence East along the center line of said Lincolnway Highway East, a distance of 64 feet 5 inches; thence South 676 feet to the northerly line of the former right-of-way of the Chicago, South Bend, North Indiana Railway Company (which said right-of-way has since been abandoned, and is or was owned by the Indiana & Michigan Electric Company); thence Westerly along the northerly line of said former right-of-way, to a point due South of the place of beginning; thence North 678 feet to the place of beginning, and being Acre Lot Seven (7) as shown on Daniel Ward's Proposed Plat, now within and a part of the City of Mishawaka. Subject to legal highways.

COMMON ADDRESS: 3919 Lincolnway East

which real estate is now classified as C-1 General Commercial District and R-2 Two Family Residential District shall hereafter be within and a part of that District known as R-2 Two Family Residential District and designated in "The Zoning Ordinance of 1966" as amended.

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

Proposed Ordinance No: 2013-47

Ordinance No: ______________________

1. There are multiple uses in this neighborhood that include both commercial and low density residential uses. This property's historic use as single family is compatible to the area and consistent with its history;

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 historic use as single family, staff feels that the most desirable use for this property is its historic residential;

3. Because the parcel is located in an area of residential properties, as well as commercial, the rezoning of the entire property to R-2 Two-Family Residential is a desirable use for this property;

4. The proposed rezoning of this property to an R-2 Two- Family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and will allow the property owners to make improvements as they deem necessary, by allowing for the continued financing from lending institutions; and,

5. The City's Comprehensive Plan calls for General Commercial and Low Density Residential, and the historic use and proposed classification fits within the plan.

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 ____________________, 2013, at ________ o'clock ___.M.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of __________________, 2013, at _________ o'clock ____.M.

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

Proposed Ordinance No: 13-47

Ordinance No: ______________________

APPROVED by me this ________ day of ____________________, 2013, at ________o'clock ____.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 25 2013
CITY CLERK
MISHAWAKA, IN

DATE: September 17, 2013

SEP 18 2013

Pet 13-38

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

RE: PETITION TO REZONE

The undersigned, Steve Palatinus, Trustee for Leonard C. and Loretta M. Norris Estate, 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:

> Part of the West Half of the Northwest Quarter of Section 18, Township 37 North, Range 4 East, described as beginning in the center of the old Fort Wayne Road (now Lincoln Highway East) at a point 382 feet 6 inches East of the west line of said Section 18; thence East along the center line of said Lincoln Highway East, a distance of 64 feet 5 inches; thence South 676 feet to the northerly line of the former right-of-way of the Chicago, South Bend, North Indiana Railway Company (which said right-of-way has since been abandoned, and is or was owned by the Indiana &); Michigan Electric Company; thence Westerly along the northerly line of said former right-of-way, to a point due South of the place beginning; thence North 678 feet to the place beginning, and being Acre Lot Seven (7) as shown on Daniel Ward's Proposed Plat, now within and a part of the City of Mishawaka.
>
> Subject to legal highways.
>
> 3919 Lincolnway East, Mishawaka, Indiana 46544.

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1 and R-2 District. Said property is a Vacant Residential Home.

Petitioner desires said real estate to be rezoned to R-2 District. Petitioner further states that they intend to utilize said land for Residential use.

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 described parcel of land located in the City of Mishawaka.

Steve M. Palatinus

Steve Palatinus

John A. Piraccini

COLDWELL BANKER
ROTH WEHRLY GRABER

1539 N. Ironwood Dr.
South Bend, IN 46635
Dir. Line (574) 243-9522
Fax (574) 273-0024

September 19, 2013

To: City of Mishawaka Planning Department

From: Steve Palatinus, Trustee for Leonard C. and Loretta M. Norris Estate

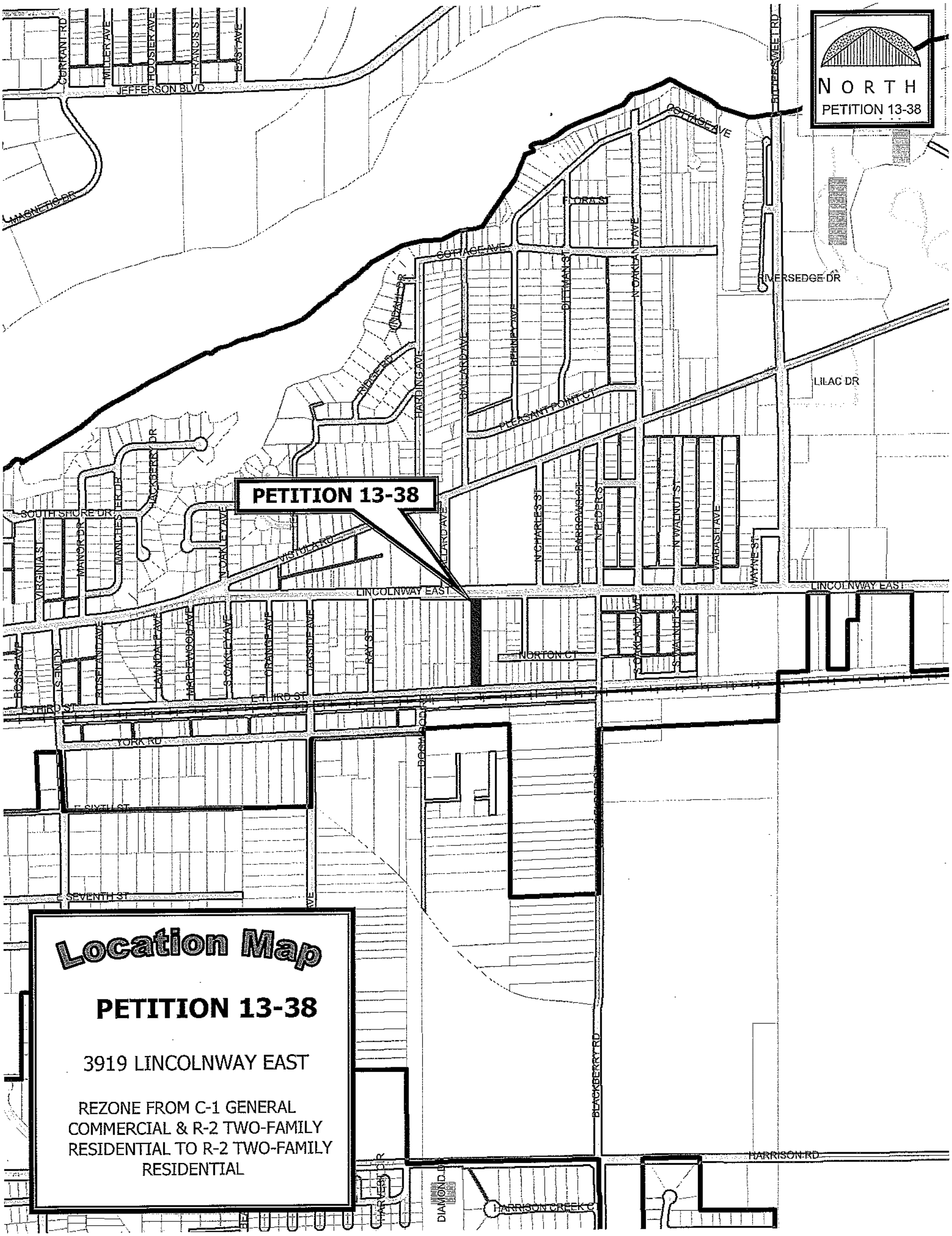
Re: Authorization for Representation

This letter is my permission to allow John A. Piraccini, of Coldwell Banker Roth Wehrly Graber, to represent the rezoning of 3919 Lincolnway East, Mishawaka, Indiana 46544, also known as the Leonard C. and Loretta M. Norris Estate.

Sincerely,

Steve M Palatinus

Steve Palatinus,
Trustee for Leonard C. and Loretta M. Norris Estate



NORTH
PETITION 13-38
PETITION 13-38
Location Map
PETITION 13-38
3919 LINCOLNWAY EAST
REZONE FROM C-1 GENERAL COMMERCIAL & R-2 TWO-FAMILY RESIDENTIAL TO R-2 TWO-FAMILY RESIDENTIAL
JEFFERSON BLVD
CURRANT RD
MILLER AVE
HOOSIER AVE
FRANCIS ST
EAST AVE
MAGNETIC DR
BITTERSWEET RD
COTTAGE AVE
FLORA ST
N OAKLAND AVE
DITTMAN ST
RIVERSEDGE DR
LILAC DR
HARDING AVE
PLEASANT POINT CT
SOUTH SHORE DR
VIRGINIA ST
MANOR DR
VISTULA RD
LINCOLNWAY EAST
N CHARLES ST
N WALNUT ST
WABASH AVE
WAYNE ST
NORTON CT
S OAKLAND AVE
S WALNUT ST
ROSSE AVE
KLINE ST
MAPLEWOOD AVE
GRANGE AVE
OAKSIDE AVE
RAY ST
E THIRD ST
YORK RD
E SIXTH ST
E SEVENTH ST
BLACKBERRY RD
HARRISON RD
HARRISON CREEK C
DIAMOND D

1st Reading
2nd Reading
Passed
Failed
Continued To

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OCT 17 2013

CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. **2013-48**

ORDINANCE NO.____________

AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2013

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

Section 1. An emergency exists which requires the transfer and reappropriation of funds within the Park and Recreation Department budget in the Park and Recreation Fund adopted for the fiscal year ending December 31, 2013

Section 2. There is hereby transferred and reappropriated the sum of $111,000.00 as follows:

Park and Recreation Fund

From: Park and Recreation Department

Services Personal

204-50-411-02	Regular Employees	70,000.00

Supplies

204-50-429-09	Misc. Supplies	30,000.00

Other Services and Charges

204-50-435-02	NIPSCO	2,000.00
204-50-439-18	Instructor Fees	9,000.00
	Total	$111,000.00

To: Park and Recreation Department

Services Personal

204-50-411-03	Temporary/Summer Help	15,000.00

Supplies

204-50-429-14	Maintenance Supplies	4,000.00

Other Services and Charges

204-50-432-04	Telephone	2,500.00
204-50-435-01	Utilities-MU	58,000.00
204-50-436-01	Repairs and Maintenance	13,000.00
204-50-436-90	Service Contracts	13,000.00

204-50-437-05	Rentals	2,000.00
204-50-439-21	Events/Entertaining	3,500.00
	Total	$111,000.00

Section 3. This ordinance shall be in full force and effect from and after its passage, signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

This ______day of ____________________,2013 at ___________o'clock, _____.M.

____
Presiding Officer

ATTEST;

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

PRESENTED BY ME to the Mayor this ___________day of

____________________, 2013 at _________________o'clock, _____.M.

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

APPROVED BY ME this _________day of ____________________,2013

at ____________o'clock, _____.M.

____
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PARKS & RECREATION

TERRY ZELLER
Superintendent

Date: October 2, 2013
To: Mishawaka Common Council
From: Terry Zeller, Superintendent of Parks
Re: Transfer of Park Department Funds

Mr. President and Honorable Council Members:

This letter will provide background information for our request to transfer funds within the Parks and Recreation operating budget.

After examining the operating budget and estimated expenditures for through the end of the year for the Parks and Recreation Department, a total of **$111,000.00** will need to be transferred into eight specific lines. See Table 1, below.

411.03	Temporary	$15,000.00
429.14	Maintenance Supplies	$4,000.00
432.04	Telephone	$2,500.00
435.01	Utilities-MU	$58,000.00
436.01	Repairs and Maintenance	$13,000.00
436.90	Service Contracts	$13,000.00
437.05	Rentals	$2,000.00
439.21	Events/Entertaining	$3,500.00

TABLE 1

In order to accommodate the transfer of additional funds into the above accounts, we have scrutinized our general fund accounts and believe the transfers can come from four accounts, **"Personnel Services" 204.50.411.02, $70,000.00, "Merrifield Supplies" 204.50.429.09, $30,000.00, "NIPSCO" 204.50.435.02, $2,000.00 and "Instructor Fees" 204.50.439.18, $9,000.00**. Attached to this Memorandum is supporting documentation for your review with respect to these transfers.

Thank you for your consideration of this matter. Your approval will continue to allow the Parks and Recreation Department to operate efficiently and professionally to serve our customers and the City of Mishawaka. Should you have any questions, please do not hesitate to contact me either at the office (258-1664) or at home (259-8169).

Respectfully submitted,

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 17 2013

CITY CLERK
MISHAWAKA, IN

Terry Zeller
Superintendent

cc: Honorable Mayor Dave Wood
Rebecca Miller, City Controller

SUPPORTING DOCUMENTATION

During our examination of the departmental expenditures, we estimate that **$58,000.00** in additional funds will be needed in **"Utilities-MU" 204.50.435.01** to proactively account for anticipated rate increases. In addition to this, **"Maintenance Supplies" 204.50.429.14,** is estimated to need an additional **$4,000.00** to support increased purchases for parts and supplies used in the maintenance of machinery and equipment using in-house personnel skills rather than private companies and their employees.

Due to contractual changes with the City's telephone carrier, **"Telephone" 204.50.432.04** is anticipated to need an additional **$2,500.00** to support a 100% monthly rate increase. Unforeseen mechanical equipment and electrical failures in both pool facilities required repairs to be made by outside vendors. As such, both **"Repairs and Maintenance" 204.50.436.01** and **"Service Contracts" 204.50.436.90** will need an additional **$13,000.00** each to support normal year end expenditures and contractual obligations.

With the transfer of youth sports programming back to School City of Mishawaka, we were able to focus on providing more community based events/programming this summer. To continue providing these types of events, additional funds will be needed in two accounts designed to support them. **Rentals" 204.50.437.05** will need **$2,000.00** and **"Events/Entertaining" 204.50.439.21** will need **$3,500.00** in order to finalize programming scheduled for this fall and winter.

One final account needing additional funds is **"Temporary" 204.50.411.03.** To better service customers at Battell Community Center, seasonal employees that had worked previously at other departmental locations were transferred to the Park Office. This was in hopes of offering customers the option to rent space on weekends within Battell Center's building and to provide after hour office support for class registration purposes. In addition, the onset of winter is expected early this year, meaning ice skating and tubing season may be upon us earlier than normal. An estimated **$15,000.00** has been calculated to support seasonal employment throughout year end.

With respect to the requested transfer, listed *below* are the account lines from which monies will be **dispersed.**

411.02	Regular	$70,000.00
429.09	Misc. Supplies	$30,000.00
435.02	NIPSCO	$2,000.00
439.18	Instructor Fees	$9,000.00
		$111,000.00

With respect to the requested transfer of funds, listed *below* are the account lines into which monies will be **transferred.**

411.03	Temporary	$15,000.00
429.14	Maintenance Supplies	$4,000.00
432.04	Telephone	$2,500.00
435.01	Utilities-MU	$58,000.00
436.01	Repairs and Maintenance	$13,000.00
436.90	Service Contracts	$13,000.00
437.05	Rentals	$2,000.00
439.21	Events/Entertaining	$3,500.00
		$111,000.00

October 17, 2013

Mr. Woody Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. John 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. Dan Bilancio, At-Large City Council
Mr. Matt Mamolenti, At-Large City Council
Mr. John Roggeman, At-Large City Council
Mrs. Deborah Block, City Clerk

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DEBORAH S. BLOCK, MMC
OCT 17 2013
CITY CLERK
MISHAWAKA, IN

Re: Confirming Resolution
Tax Abatement- Barak Group LLC
126 West Mishawaka Avenue, and surrounding vacant properties

Dear Council Members and Clerk:

Attached is the Confirming Resolution 2013-21 for a tax abatement request that has been filed for consideration at your Monday October 21st meeting. The request is for the Barak Group LLC which is proposing to construct 2 buildings, 150,000 square feet total, on assembled parcels bordered by Mishawaka Avenue, Grove Street, and Elizabeth Street. The project includes first floor commercial, rental apartments, and for sale condominiums with an estimated construction cost of approximately 15 million dollars. They are requesting a five-year abatement on the proposed improvement. A copy of their application and relevant materials has been attached again for your review and information with the applicant's Counsel prepared resolution. This is identical to the information that was distributed with the Declaratory Resolution.

The Declaratory Resolution was approved at the Council's October 7th meeting which allowed the Clerk's office to proceed with the special advertising requirements, including notification to other taxing units that would potentially be impacted by an abatement. This advertising has been accomplished and staff is not aware of any remonstrance or comments that have been received regarding the proposed abatement. It is relevant to note, in the last ten years, we have not received any remonstrance from other taxing units on any proposed abatement. Another factor to consider is that given the properties location within the City's Northwest TIF district the financial impact to other taxing units will be de minimis with or without an abatement for the immediate future.

Unlike the abatement for Long Term Care Investments, the Redevelopment Commission, as the owner of a majority of this property, has entered into a Development Agreement with the Barak Group, LLC. As part of that agreement the Commission agreed to support an abatement for this project. Specifically, the agreement indicated that "Based on what is being proposed, the Commission shall draft a letter of support for the abatement. The recommendation will include language on the number of years for the abatement, based on the schedule and investment proposed in phase 1 by the Developer." Relative to the specifics of the request, the Developer is requesting an aggressive 5-year abatement schedule, that would abate 100%,

City Hall ◦ 600 East Third Street ◦ Mishawaka IN ◦ 46544-2241
Community Development ◦ Redevelopment ◦ Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999
Planning ◦ Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999
E-mail: planning@mishawakacity.com and communitydevelopment@mishawakacity.com

95%, 90%, 85%, 80% of the new taxes associated with real property over the life of the abatement. A significant change that provides justification for the request is the fact that the Developer has now identified that the project will not be constructed in phases and will be constructed in one continuous process. For ease of reference, the Redevelopment Commission letter to the Council has been attached again for your review and consideration.

To summarize the reasons for the Abatement-

- First and foremeost, the proposed development is mixed use, architecturally significant, and pedestrian friendly. *This is exactly the type of project desired* when the redevelopment initiative began in the downtown starting with the Rivercenter Master Plan that was completed in 1999.

- The City currently owns the property. It is being maintained by the City and currently serves no real purpose other than being land banked for redevelopment. It is generating no taxes or income for the City.

- The Barak Group purchased and maintains the multiple family structure located at 126 West Mishawaka Avenue. As part of this proposal, they will be demolishing the structure. Similar to when CVS was built downtown and the developer bought and demolished the former Bubb's building, the comprehensive redevelopment of this portion of the block is currently not possible without the Barak Group. There is a benefit to the City in that a private entity is providing a portion of the acquisition and demolition. If the City were to have made this acquisition and demolished the structure it would have added hundreds of thousands of dollars to the City's land banking costs.

- The Redevelopment Commission has marketed some of this property multiple times without attracting the desired private investment.

- Market conditions strongly point to a need for an abatement. It has been close to 6 years since a new for profit building has been constructed in the area of the Downtown. Older projects constructed have sat vacant for years and only now are starting to be leased up, or in one case, taken over by the lender for re-sale. The downtown market is very much being judged right now by the struggle of the recent past developers.

- This project, if constructed, is being marketed to young professionals and others that have a higher average income when compared to much of the older housing/population in vicinity of the project. The perspective residents/purchasers will not only help sustain existing businesses, but also create demand for additional development over time. Based on staff's simple estimates and projections, if just 5% of the income of these new residents in spent in the downtown, this project alone will provide in excess of $225,000 a year toward supporting local businesses.

- The Downtown is not part of the commercial and medical regional hub on the north side of the City that remains in high demand and continues to command some of the highest property values of all of St. Joseph County. The downtown has commercial values that are considerably lower and development interest continues to be intermittent at best.

- The need for higher percentages in the abatement is driven in part by the benefit in building and occupying the project quickly, as well as, to incentivize the single family owner occupied portion of the project. Based on the anticipated construction schedule, starting in the summer of 2014, we know that the project will not be fully assessed in 2014, the year of the 100% abatement. The project should be completed in 2015. If the project is delayed by the developer, they will see less

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of a benefit from the abatement. In addition, our understanding from the applicant's Counsel, is that the abatement and the circuit breaker credit cannot be done on top of one another. In essence, the taxes on single family homestead property that are already being significantly reduced by the circuit breaker, can't be double reduced/abated. Thus to provide any incentive for single family homesteaded property, the abatement needs to be over the circuit breaker to be a benefit/incentive.

For consistency, we felt that the following questions which were referenced in the previous non-industrial/manufacturing abatements should be addressed. We understand that this proposed abatement will likely set a new policy and precedent for the City. As such, we felt it was important to frame why the abatement is necessary.

1) *Would this project happen with or without tax abatement?*

Given the applicant's ownership of an existing building, and through our conversations, we believe a project will occur with or without abatement. However, what we firmly believe is that the project as currently envisioned cannot happen without the abatement. If the abatement were to be rejected or reduced, staff feels that there is a chance that the project would be diminished in scope or impacted in a negative way through the reduction of key architectural or aesthetic components. If the abatement is reduced or denied, it would also potentially require higher rental and purchase prices that would make the project more difficult to sell/rent.

2) *Will the proposed employees receive greater wages or benefits, when compared to what market forces would dictate, as a result of the abatement?*

The proposed jobs created will be market rate. The benefit in the downtown is that these are new jobs serving the downtown.

3) *Will the project bring a higher grade of construction than the City could typically expect in this area, or higher than what the market would dictate?*

Definitively yes. As illustrated by the financial comparison provided by staff, the new urban mixed use aspects of the project provide significant long term benefits to the City. This is tied to the architecture of the building, and specifically includes the covered parking and green deck provided to residents. This greatly increases density, and the corresponding assessed valuation.

4) *Is the area currently having trouble developing? Is it a brownfield area?*

Yes, these properties were acquired to contribute to the on-going redevelopment of the former Uniroyal properties. In general, the Historic Downtown is a niche market. Although the investment in public spaces and the riverwalk have created a sense of place, private investment has had difficulties and has been very slow to follow. The surrounding residential population is aging and by and large, is considered lower income. This characteristic makes the area less attractive for new commercial investment.

5) *Is the City asking for some kind of improvement out of the ordinary where the developer is undertaking a cost that is normally borne by the City, such as significantly extending infrastructure or widening a road that will promote additional development?*

No. In this case the City is paying the infrastructure cost within the road right-of-way associated with the development. The Redevelopment Commission made this commitment so that the maximum amount of investment goes into the project itself. It also affords the City an opportunity to look at other improvements beneficial to the neighborhood that wouldn't normally be paid for by the developer, including long term utility improvements.

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6) *The regional economy is in poor condition, why shouldn't we incentivize construction right now and put people back to work?*
Thankfully the economy is improving. That being said the proposed 15 million dollar construction cost represents about 1/3 of all the construction that occurred in 2011 (45 million) and 29% of what occurred in 2012 (52 million). This project is significant.

7) *Will the services at this facility be better as a result of the tax abatement, will it be cheaper?*
Yes. If the tax abatement is approved, the developer will be able to offer these units at a lower rent, price, lease rate, than if the abatement were not to be approved. Essentially, it will help the developer as a strategy offer the units at a rate that is more competitive with a typical suburban unit that would typically have a lower initial construction cost. As illustrated by the Riverwalk Townhome project across the street and the difficulty they had selling units, immediate occupancy and generating revenue will be essential to making this project successful.

It is always a challenge to try and accurately predict values and taxes given the variables involved. We initially went to H.J. Umbaugh & Associates just to obtain the effective tax rate with the circuit breaker. They were kind enough to point us to a DLGF website:

https://gateway.ifionline.org/CalculatorsDLGF/TaxCalculator.aspx.

This site has a calculator where you simply put in the location, assessed valuation, and class of property, and it outputs the maximum tax for the property. This is the calculator that we used for each of the tax projections. What is different about this project is that it is a mixed use project that includes three different classes/tax rates for the project. As such, we asked the developer to break out the values of the project by class. The following construction values were provided by the developer broken out by use/class: Keep in mind, these values are estimated hard construction dollars and not the soft costs required to complete the project. The actual investment is higher.

Estimated Construction Cost
$ 900,000 Retail/Service
$ 5,900,000 Rental Apartments
$ 8,300,000 Condominiums
$15,100,000 Total

Based on the estimated construction costs we then needed to estimate assessed valuation. As a guide we looked at the Kamm Island Townhomes constructed by Prime Development as well as the single family first time home buyer homes that were constructed across the street from City Hall. Both had completed portions where we knew the exact or probable construction costs. Based on a sampling, we estimated that the assessed valuation was approximately 80% of the construction cost. Thus to determine the projected revenue, we used 80% of the estimated construction cost provided to us by the Barak Group. For reference, rather than prepare various projections based on standard incremental abatement schedules for comparison, it is simpler just to look at the overall equivalent years of tax revenue as a comparison. In this case the overall abatement percentage being requested is 4.5 years of tax revenue. This is the equivalent of a standard 8 year abatement schedule. For reference, A standard 5 year abatement (100, 80, 60, 40, 20 percent) equals three years of tax revenue. A standard 10 year abatement equals 5.5 years of tax revenue.

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Proposed 5 Year Abatement- Commercial Portion ($720,000 Assessed Value)

Tax Year	Percentage	Total Tax	Taxes Paid	Taxes Abated
2014 Pay 2015	100%	$28,048	$0	$28,048
2015 Pay 2016	95%	$28,048	$1,402	$26,646
2016 Pay 2017	90%	$28,048	$2,805	$25,243
2017 Pay 2018	85%	$28,048	$4,207	$23,841
2018 Pay 2019	80%	$28,048	$5,610	$22,438
Total	*450%*	*$140,240*	*$14,024*	*$126,216*

Proposed 5 Year Abatement- Rental Apartment Portion ($4,720,000 Assessed Value)

Tax Year	Percentage	Total Tax	Taxes Paid	Taxes Abated
2014 Pay 2015	100%	$136,668	$0	$136,668
2015 Pay 2016	95%	$136,668	$6,833	$129,835
2016 Pay 2017	90%	$136,668	$13,667	$123,001
2017 Pay 2018	85%	$136,668	$20,500	$116,168
2018 Pay 2019	80%	$136,668	$27,334	$109,334
Total	*450%*	*$683,340*	*$68,334*	*$615,006*

Proposed 5 Year Abatement- Condominiums/Single Family ($6,640,000 Assessed Value)

Tax Year	Percentage	Total Tax	Taxes Paid	Taxes Abated
2014 Pay 2015	100%	$110,156	$0	$110,156
2015 Pay 2016	95%	$110,156	$5,508	$104,648
2016 Pay 2017	90%	$110,156	$11,016	$99,140
2017 Pay 2018	85%	$110,156	$16,523	$93,633
2018 Pay 2019	80%	$110,156	$22,031	$88,125
Total	*450%*	*$550,780*	*$55,078*	*$495,702*
Project Total	***450%***	***$1,374,360***	***$137,436***	***$1,236,924***

Regarding the financial impact, we don't feel that the numbers of the abatement itself accurately shows the impact of the project, as such, the following is an analysis of the value of the project in general. For comparison and to illustrate the long term benefits to the City for proceeding with the Barak Group, staff also prepared a scenario of what a standard City development might look like for the same developable area. Keep in mind, we have not had anyone express interest in this alternate scenario, and this isn't being presented as an alternative, just an illustration of value.

To develop a standard City scenario, we assumed that first time home builder homes or their equivalent would be constructed along Grove Street. With 300 feet of frontage, it would yield 5 home sites. We assumed a $130,000 construction cost/assessed valuation for each home. For the purposes of this analysis, we assumed the existing apartment building would remain and that the corner lot at the intersection of Elizabeth Street and Mishawaka Avenue would be turned into a parking lot for 8 remodeled apartments in the existing building. Currently, the apartment building has a total assessed valuation of $185,400. Following the completion of an assumed renovation, we placed a total valuation of $400,000 on the updated apartment project. This leaves a parcel that is roughly 120' wide and 110 feet deep between the 7-eleven and the apartment building. For the purposes of this analysis, we assumed a 3,000 square foot commercial office building with an assessed valuation of $400,000. In addition to the property taxes, we also know that one of the benefits of the residential is the associated income tax that comes directly to Mishawaka. Last year roughly 14% of the total income tax for St. Joseph County came to Mishawaka. Using that same percentage and making assumptions for income, we also included what the revenue from income tax might look like.

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Proposed Barak Group Development

Assessed Valuation		Property Tax
$ 720,000	Retail/Service/Commercial=	$28,048
$ 4,720,000	Rental Apartments=	$136,668
$ 6,640,000	Condominiums/Single Family (Homestead)=	$110,156
$12,080,000		$274,872

Income Tax Direct to Mishawaka

35 Rental Apartments ($50,000 Each) $1,750,000 x.0175 x .14	$4,288
35 Condominiums (80,000 Each) $2,800,000 x .0175 x .14	$6,860
Total Yearly Income Tax Direct to Mishawaka=	$11,148

Barak Group Development Total Yearly Tax Benefit- $286,020

Comparison Standard City Development

Assessed Valuation		Property Tax
$400,000	Office	$15,582
$400,000	Rental Apartments	$11,329
$650,000	5 Single Family Homes (Homestead)=	$10,026
$1,450,000		$36,937

Income Tax Direct to Mishawaka

8 Rental Apartments ($50,000 Each) $400,000 x .0175 x .14	$980
5 Single Family Homes (50,000 Each) $250,000 x .0175 x .14	$613
Total Yearly Income Tax Direct to Mishawaka=	$1,593

Comparison Standard City Total Yearly Tax Benefit- $38,530

Based on the yearly tax income and costs, the following is the business case for the abatement and support of the Barak Group Development, specifically illustrating the difference between this project and what we have projected as standard city development for the same property. Please note- staff has only prepared this projection in support of the abatement. As indicated previously, the Redevelopment Commission's role is to forward appropriate and desired redevelopment and improvements, sometimes with no economic return. Although we understand that abating over a million dollars in property taxes can be looked at with difficulty in a political environment, we want the Council to be able to convey to our constituents that this is only one number in the big picture. The more telling number is that over twenty years, if this project moves forward, the City will recoup all projected expenses plus over 3.2 million dollars in tax revenue. If the comparison City development were to move forward, the City would not have recouped expenses in twenty years and would still be in the red by over $250,000.

Ironically, since preparing this letter, the formula for providing the calculation on the DLGF website changed. When I went to re-check numbers, the maximum estimated tax dropped slightly by 1.6%. We don't know how often the formula changes, but staff did not re-create the projections. Just know if you go to the website, your numbers may vary slightly.

Comparison Standard City Costs/Revenue/Payback-	
Estimated property acquisition and clearing-	$750,000
First Time Home Buyer subsidy $60,000/lot-	$300,000
Total Standard City Costs-	$1,050,000
Tax Revenue at 5 years (5 x $38,530)	$192,650
Tax Revenue at 10 years (10 x $38,530)	$385,300
Tax Revenue at 20 years (20 x $38,530)	$770,600
Time to break even based on yearly taxes-	**27.25 Years**

Comparison Barak Group Costs/Revenue/Payback-	
Estimated property acquisition and clearing-	$750,000
Additional Infrastructure Cost	$500,000
5 Year Tax Abatement as proposed-	$1,236,924
Total Standard City Costs-	$2,486,924
Tax Revenue at 5 years (5 x $286,020)	$1,430,100
Tax Revenue at 10 years (10 x $286,020)	$2,860,200
Tax Revenue at 20 years (20 x $286,020)	$5,720,400
Time to break even based on yearly taxes-	**8.69 Years**

As indicated by the Redevelopment Commission, we feel that this is an important juncture for the City of Mishawaka relative to our redevelopment in and around the Historic Downtown. We feel that full support of the abatement as submitted will not only aid the developer by keeping the bottom line competitive in the market in the first critical years, it will send a broader message to those who might have other interest in developing downtown that the City is a willing partner.

Please do not hesitate to contact me with any questions.

Sincerely,

Kenneth B. Prince, ASLA, AICP
City Planner

Cc: David A. Wood, Mayor
City of Mishawaka Redevelopment Commission
Dave Thomas, Community Development Director

City Hall ◦ 600 East Third Street ◦ Mishawaka IN ◦ 46544-2241
Community Development ◦ Redevelopment ◦ Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999
Planning ◦ Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999
E-mail: planning@mishawakacity.com and communitydevelopment@mishawakacity.com

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 17 2013

CITY CLERK
MISHAWAKA, IN

RESOLUTION NO. 2013-21

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, COMMONLY KNOWN AS

126 MISHAWAKA AVENUE AND ADJACENT VACANT LAND

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

BARAK GROUP, L.L.C. and/or ITS ASSIGNS

WHEREAS, the Common Council of the City of Mishawaka, Indiana, adopted a Declaratory Resolution which designated the area commonly known as the 126 Mishawaka Avenue and adjacent vacant land, Mishawaka, Indiana, and which is more particularly described below as an Economic Revitalization Area and an Economic Development Target Area:

> That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as Lots #1 through #9, Lots #19 through #26, and the West 6 feet of Lots #10 through #13, together with any vacated alleys adjacent to any such lots, all being in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block #27 as shown in the records of the St. Joseph County, Indiana Recorder's Office;

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 real property tax abatement only and is limited to five (5) calendar years.

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 five (5) years for real property only in the following applicable deduction percentages:

Year 1:	100%
Year 2	95%
Year 3	90%
Year 4	85%
Year 5	80%

3. That the petition for tax abatement, the Development Agreement by and between the Petitioner and the City of Mishawaka Redevelopment Commission, and the Statement of Benefits submitted by Barak Group, LLC for it and its successors and assigns, 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 ___ day of October, 2013.

____
S. Michael Compton, President

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this _____ day of ______________________, 2013.

____
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this _____ day of ______________________, 2013, at _____ o'clock _____.M.

____
David A. Wood, Mayor

BARNES&THORNBURG LLP

600 1st Source Bank Center
100 North Michigan
South Bend, IN 46601-1632 U.S.A.
(574) 233-1171
Fax (574) 237-1125

www.btlaw.com

SEP 17 2013

September 17, 2013

VIA HAND DELIVERY

Mr. Kenneth Prince
Redevelopment Commission
City of Mishawaka
600 East 3rd Street
Mishawaka, Indiana 46544

RE: Barak Group, LLC
Application for Real Property Tax Abatement

Dear Ken:

Thank you for meeting with Scott Sivan and me yesterday to discuss and review the proposed filing of Barak Group's Application for Real Property Tax Abatement consideration. We have updated the documentation based on our meeting and are pleased to enclose an original and three (3) copies for filing with your office (together with a check payable to the City of Mishawaka in the amount of $300). Please note that these filings include:

1. Form SB-1 - Statement of Benefits,

2. Application for Real Property Tax Abatement;

3. Proposed form of Resolution for the Redevelopment Commission; and

4. Proposed forms of both a Declaratory and Confirming Resolution for consideration by the Common Council of the City of Mishawaka.

We greatly appreciate your guidance and support for this project. As always, please feel welcome to let Scott or me know if we can provide any additional information in anticipation of the Redevelopment Commission meeting next Monday. We would also appreciate your (a) returning a file-stamped copy of these documents to me (using the self-addressed, stamped envelope enclosed for your convenience) and (b) confirming that we are still "on" for next Monday night. Thank you again for your professional assistance.

Very truly yours,

BARNES & THORNBURG LLP

Richard J. Deahl

RJD:slr
Enclosure
cc: Alan B. Feldbaum, Esq.
SBDS02 444239v1

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-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).

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. "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, 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. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].*
5. *The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer
BARAK GROUP, L.L.C. (and successors/assigns)

Address of taxpayer *(number and street, city, state, and ZIP code)*
300 S. St. Louis Boulevard, Suite 103, South Bend, Indiana 46617

Name of contact person	Telephone number	E-mail address
Mr. Scott Sivan, Architect and Authorized Agent	(574) 302-7236	sivan@barak-group.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Common Council of the City of Mishawaka		
Location of property	**County**	**DLGF taxing district number**
Lots 1-9 & 19-26 in the Plat of Lawrence & Battell Subd. Bl 27	St. Joseph	71-023

Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*
Development and Construction of ~150,000 square foot mixed-use retail and residential project, including 60-80 residential units as more specifically described on Exhibit A.

Estimated start date *(month, day, year)*: 09/01/2014
Estimated completion date *(month, day, year)*: 03/30/2019

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0 (None)	N/A	N/A	N/A	5-8	~$200,000+*

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	155,000.00	192,600.00
Plus estimated values of proposed project	~$14MM - $17MM	Det. under Reg. 17
Less values of any property being replaced	155,000.00	156,800.00
Net estimated values upon completion of project	~$14MM - $17MM	Det. under Reg. 17

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

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

Other benefits
*Taxpayer estimates that 5-8 new positions will be created by the projection within 1 year after project/building completion

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)*
Scott Sivan	Authorized Agent/Architect	September 17, 2013

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 five (5) 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 $ N/A .

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

E. The deduction is allowed for Please see Resolution (Att) years* *(see below)*.

F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☑ Yes ☐ No
   If yes, attach a copy of the alternative deduction schedule to this form.

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)*
Attested by *(signature and title of attester)*	Designated body	

* 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.

A. For residentially distressed areas, the deduction period may not exceed five (5) years.
B. For redevelopment and rehabilitation or real estate improvements:
   1. 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.
   2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

EXHBIIT A
DESCRIPTION OF PETITIONER AND PROJECT

Barak Group, L.L.C., a Delaware limited liability company (the "Petitioner" or "Developer") and its affiliates, are engaged in the development of commercial and residential real estate in various geographic territories within and outside of the United States. The Developer is focused on development activity within the City of Mishawaka and has entered into a certain Development Agreement with the City of Mishawaka Redevelopment Commission, dated June 20, 2013, regarding a significant development project for the property bounded by Mishawaka Avenue, Elizabeth Street and Grove Street.

As more particularly set forth in the Development Agreement, the proposed project includes new investment to construct an integrated mixed-use project comprised of at least two buildings containing approximately 150,000 square feet. These buildings will contain approximately 9,000 square feet of retail space (located on the first floor facing Mishawaka Avenue and Elizabeth Street) and between 60-80 residential units for occupancy as condominiums and/or apartments. The Developer originally proposed a "phased" development commencing in September, 2014, with the completion of no less than half of the project by March, 2016, and total project completion during or before March, 2019. The Developer anticipates, at this time, that construction of the entire development will proceed in a single phase at an investment of between $14,000,000 and $17,000,000.

As noted above, the proposed project involves a significant investment in the construction of retail space and 60-80 residential units. This project, as generally depicted on Exhibit C, is designed with unique architectural features and enhancements to support and promote the advancement of the Mishawaka River Center Master Plan. In particular, the design of the proposed project includes pedestrian friendly features, architectural aspects and positioning to enhance the aesthetic views from and connectivity of residential areas with the Mishawaka City Center.

The Developer's proposed project is intended to provide significant benefits to the City of Mishawaka, including (among others) the following:

- The Developer anticipates investing approximately $14,000,000 – $17,000,000 in the construction of the building improvements;
- The Developer anticipates relying on local service providers and suppliers when reasonably possible for construction services and materials for completion of the project;

- The overall design of the project includes an emphasis on architectural features and pedestrian friendly attributes to support the City's River Center Master Plan and to create an inviting and vibrant community within and stemming from the project;

- The Developer anticipates that, upon completion, the retail space will be leased for retail or other purposes and the Developer will employ certain management and maintenance personnel, thereby creating at least 5–8 new jobs with an estimated payroll of amounts in excess of $200,000;

- The overall design and Developer's plan to complete construction of the entire project in a single phase, will result in great density (of 60-80 units) and an influx of 100 to 150 new high quality residents to support and frequent existing local retail and service businesses and other establishments, which should provide more local revenues and employment as those businesses expand and new ones open for operation;

- The proposed development is also intended to serve as a catalyst for further projects with residential density and to support contributions for increasing traffic, patronage, and vibrancy of the downtown Mishawaka area.

As noted above, the Developer anticipates investing between $14,000,000 and $17,000,000 to successfully complete the construction of the proposed project. The success of the project and benefits provided to the City can be bolstered by efforts to manage the real property tax liabilities during construction and the marketing period to lease-up and/or sell individual units comprising the project. The Developer kindly request the Mishawaka City Council's support of a five (5) year real property tax abatement, with the following deduction schedule:

Number of Years	Applicable Deduction %
1	100%
2	95%
3	90%
4	85%
5	80%

A five (5) year abatement corresponds with the Developer's commitment for total project completion and will span periods of construction and the initial marketing lease-up phase of the project. Importantly, the tax abatement will assist the petitioner with managing property tax expenses to spur initial growth and occupancy for the mutual benefit of the City and the stability of the project through rapid occupancy. Any property tax savings realized during the period of construction (through the five-year abatement) will certainly be recovered by the City over time based on the anticipated assessment of the property for many years to come.

A RESOLUTION OF

THE CITY OF MISHAWAKA, INDIANA,
REDEVELOPMENT COMMISSION APPROVING
THE DESIGNATION OF CERTAIN PROPERTY AS AN
ECONOMIC REVITALIZATION AREA AND
ECONOMIC DEVELOPMENT TARGET AREA

WHEREAS, the City of Mishawaka, Indiana (the "City") has authority under IND. CODE § 6-1.1-12.1-1 et seq., to allow a deduction from the assessed value of various types of redeveloped or rehabilitated real property (i.e., tax abatement) located within an Economic Revitalization Area (an "ERA");

WHEREAS, the City has authority to allow a deduction from the assessed value of redeveloped or rehabilitated real property to be used for retail and/or residential purposes which is (a) located within an ERA, and (b) also designated as an Economic Development Target Area under IND. CODE § 6-1.1-12.1-7;

WHEREAS, Barak Group L.L.C., a Delaware limited liability company (the "Applicant") is a party to a certain Development Agreement entered into with the City of Mishawaka Redevelopment Commission ("Commission") regarding the proposed redevelopment of real estate located at 126 Mishawaka Avenue and adjacent vacant land as more particularly described on Exhibit "A" (the "Property") for mixed-use retail and residential uses;

WHEREAS, the Applicant has requested that the Commission consider, and recommend to the Common Council of the City that it approve, the designation of the Property as an ERA and Economic Development Target Area;

WHEREAS, the characteristics of property that may be designated an Economic Development Target Area include the same characteristics as property designated as an Economic Revitalization Area, such as the property that has become undesirable for normal development and occupancy;

WHEREAS, the Commission has heard evidence regarding the necessity of targeting the Property for mixed-use retail and residential development in order to promote a more desirable and normal development of the area in furtherance of the Mishawaka River Center Master Plan;

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

1. The Commission acknowledges that the requirements for designating property as an Economic Revitalization Area and an Economic Development Target Area are the same for purposes of Indiana law.

2. The Commission acknowledges that the development of the Property for mixed retail and residential use is necessary to promote a more desirable and normal development of the Property

and surrounding areas.

3. After considering the evidence, the Commission hereby approves the designation of the Property as an ERA and Economic Development Target Area and recommends that the Common Council of the City also approve such designation, all in full support for approving Applicant's request for tax abatement and encouraging significant growth and redevelopment of the Property.

4. This Resolution shall be in full force and effect after its adoption by the Commission.

DATED in Mishawaka, Indiana, this ___ day of September, 2013.

____
President

ATTEST:

____
Secretary

EXHIBIT A
TAX ABATEMENT AREA
AND ECONOMIC DEVELOPMENT TARGET AREA

That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as Lots #1 through #9, Lots #19 through #26, and the West 6 feet of Lots #10 through #13, together with any vacated alleys adjacent to any such lots, all being in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block #27 as shown in the records of the St. Joseph County, Indiana Recorder's Office. Subject to all legal highways, easements and restrictions of record.

SBDS02 443711v1

RESOLUTION NO. ____________

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA DECLARAING CERTAIN AREAS WITHIN THE CITY OF MISHAWAKA, INDIANA, COMMONLY KNOWN AS

126 MISHAWAKA AVENUE & ADJACENT VACANT LAND

TO BE AN ECONOMIC REVITALIZATION AREA AND ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF A REAL PROPERTY TAX ABATEMENT FOR

BARAK GROUP, L.L.C. and/or ITS ASSIGNS

WHEREAS, a petition for real 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 that the area commonly known as 126 Mishawaka Avenue (and adjacent vacant land) as described below (and which have Key Numbers 016-2004-0117, -0117.01, -0118, -0119, -0120, -0121, 0122, -0123, -0124, -0127, -0129, -0130, 0131 & 0133), 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"):

> That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as Lots #1 through #9, Lots #19 through #26, and the West 6 feet of Lots #10 through #13, together with any vacated alleys adjacent to any such lots, all being in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block #27 as shown in the records of the St. Joseph County, Indiana Recorder's Office.

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 Real 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 about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation;

7. That the totality of benefits is sufficient to justify the requested deduction, all of which satisfy the requirements of the Act;

8. 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 real property tax abatement;

9. The designation as an Economic Revitalization Area and Economic Development Target Area shall be limited to five (5) calendar years from the date of the adoption of this Resolution by the Common Council;

10. The Common Council directs the City Clerk to cause notice of the adoption of this Declaratory Resolution for Real 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

11. 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, Indiana, St. Joseph County, Indiana, this ___ day of October, 2013.

____
S. Michael Compton, President

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this _____ day of ______________________, 2013.

____
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this _____ day of ______________________, 2013, at _____ o'clock ____.M.

____
David A. Wood, Mayor

RESOLUTION NO. ______________

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, COMMONLY KNOWN AS

126 MISHAWAKA AVENUE AND ADJACENT VACANT LAND

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

BARAK GROUP, L.L.C. and/or ITS ASSIGNS

WHEREAS, the Common Council of the City of Mishawaka, Indiana, adopted a Declaratory Resolution which designated the area commonly known as the 126 Mishawaka Avenue and adjacent vacant land, Mishawaka, Indiana, and which is more particularly described below as an Economic Revitalization Area and an Economic Development Target Area:

> That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as Lots #1 through #9, Lots #19 through #26, and the West 6 feet of Lots #10 through #13, together with any vacated alleys adjacent to any such lots, all being in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block #27 as shown in the records of the St. Joseph County, Indiana Recorder's Office;

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 real property tax abatement only and is limited to five (5) calendar years.

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 five (5) years for real property only in the following applicable deduction percentages:

Year 1:	100%
Year 2	95%
Year 3	90%
Year 4	85%
Year 5	80%

3. That the petition for tax abatement, the Development Agreement by and between the Petitioner and the City of Mishawaka Redevelopment Commission, and the Statement of Benefits submitted by Barak Group, LLC for it and its successors and assigns, 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 ___ day of October, 2013.

____
S. Michael Compton, President

ATTEST:

____
Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this _____ day of ______________________, 2013.

____
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this _____ day of ______________________, 2013, at _____ o'clock _____.M.

____
David A. Wood, Mayor

City of Mishawaka

Building – Community Development - Planning

APPLICATION FOR DESIGNATION AS AN ECONOMIC REVITALIZATION AREA

REAL PROPERTY TAX ABATEMENT

1. Name of the company for which Economic Revitalization Area (ERA) designation is being requested:

   BARAK GROUP, L.L.C. (and its successors/assigns)

2. State the name, title, address and telephone number of a company representative who may be contacted concerning this application:

Name and Title: **Mr. Scott Sivan, Architect**

Address: **300 S. St. Louis Boulevard, Suite 103, South Bend, Indiana 46617**

Telephone: **(574) 302-7236**

3. State the name, title, address and telephone number of a company representative who may be sent annual compliance surveys. Please note that the **annual survey will determine if your company is compliant with the terms of the abatement agreement and whether the abatement will continue or be terminated**, so the contact should be made aware of the survey's importance.

Name and Title: **(Same as above)**

Address:

Telephone:

4. Location of property for which ERA designation (real property tax abatement) is being sought (this information is available through the Township Assessor's Office):

   a) Street Address: **126 Mishawaka Ave. and Adjacent Vacant Land (majority of block bounded by Mishawaka Avenue, Elizabeth Street and Grove Street**

   b) Township: **Penn Township**

   c) Taxing District Number: **71-023**

   d) Council District Number: **5th District, City of Mishawaka**

e) Tax Parcel Number(s): **Parcel Nos.: 016-2004-0117, -0117.01, -0118, -0119, -0120, -0121, -0122, -0123, -0124, -0127, -0129, -0130, 0131 & 0133 (and any combinations/future parcel numbers assigned to these parcels/lots)**

f) Current Zoning of the Property: **C-3 City Center Commercial Zoning District**

g) Case/approval number of any variance, rezoning, or approval petition(s) which is/are required or have been obtained for this project: ______

5. What is the amount of the most recent assessment attributable to (this information is available from the most recent property tax form):

   Land: **$35,800 (Remainder of Land 100% Exempt)**

   Improvements: **$156,800 (Remainder of Improvements 100% Exempt)**

   Inventory: **$0.00 (N/A)**

   Equipment: **$0.00 (N/A)**

6. Has this project/tax abatement request been discussed with City of Mishawaka Staff and has a site visit been conducted? __X__ Yes ______ No

7. Does your company currently conduct manufacturing operations at this location? If so, how long has your company been at this location? **N/A**

   a) Please provide your firm's North American Industry Classification System (NAICS) Code Classification. **N/A**

   b) Please list any special certifications/designations. **N/A**

8. Does your firm have other operations in the US? In Indiana? If so, please list the location of other operations. Also please indicate the location of your firm's headquarters if not located in Mishawaka.

   Please see Description of Applicant and Project attached as Exhibit A

9. What is the size of the real estate that will be developed? (in acres) **~1.63 Acres**

10. What is the estimated construction or rehabilitation cost? **~$14.0 - $17.0 MM**

11. Have building permits been obtained? *(Please note that state statute requires petitioner to file abatement application **before** obtaining permits) ______ Yes __X__ No

12. What is the anticipated date for construction to begin? **September, 2014**

13. What is the anticipated date for project completion? **No later than March, 2019**

14. Profile of Company that will occupy the property for which tax abatement is being requested:

    Please see Description of Applicant and Project attached as Exhibit A

a) Are your employees represented by a union? If so, by whom? **N/A. Applicant is a real estate developer and does not have employees other than the principals**

b) Number of current full time permanent hourly employees by skill level (include average hourly wage rate **excluding benefits and overtime**) **N/A. Please see 14(a) above.**

Skilled	______	Average hourly wage rate for skilled positions	______
Semi-skilled	______	Average hourly wage rate for unskilled positions	______
Clerical	______	Average hourly wage rate for clerical positions	______
Salaried	______	Average salary (per hour) for salaried positions	______

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time) ______

c) What benefits are offered to your company's employees? (i.e. sick time, vacation, health insurance, 401(k), other retirement benefits, profit sharing, etc.). **N/A. Please see 14(a) above.**

d) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional $3.00 per hour, etc.) **N/A**

e) What is the total dollar amount spent on retained salaries? **N/A**

f) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate **excluding benefits and overtime)**

Skilled	______	Average hourly wage rate for skilled positions	______
Semi-skilled	~2	Average hourly wage rate for unskilled positions	~15.00
Clerical	~3	Average hourly wage rate for clerical positions	~13.00
Salaried	~3	Average salary (per hour) for salaried positions	~45,000

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time) 5-8

g) What is the total dollar amount to be spent on new salaries? $200,000+

h) What is the blended hourly wage rate (the blended rate of hourly and salaried employees), excluding benefits and overtime, for: **N/A. Please see 14(a) above.**

Current hourly employees ______
Retained hourly employees ______
New hourly employees ______

i) (if applicable)What is the usual market for goods or services produced by the company? List the percentage of the company's product or service that reaches: **N/A. Please see 14(a) above.**

Inside St. Joseph County:	______%
Outside St. Joseph County, but inside Indiana:	______%
Outside Indiana, but within 500 miles	______%
Outside of 500 miles	______%
Outside of the United States:	______%

j) (if applicable)List the name and location (City and State) of your five largest vendors or suppliers: **N/A. Please see 14(a) above.**

15. Describe the project for which tax abatement is being requested. Include the types of improvements that will be made, and indicate whether improvement is freestanding or an expansion to existing facility. In addition, indicate whether your company will utilize the entire project space or lease a portion of it to an outside company.
Please see Description of Petitioner and Project attached as Exhibit A

16. Briefly describe the product or service of the company/business which will occupy the property for which tax abatement is being requested.

Please see Description of Petitioner and Project attached as Exhibit A

17. What evidence can be provided to show the positive impact the abatement will have on the **project property and surrounding area**?

Please see Description of Petitioner and Project attached as Exhibit A

18. Please give a detailed description of what the impact on your business will be if the proposed project is not undertaken (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

Please see Description of Petitioner and Project attached as Exhibit A

19. Will you require any additional assistance from the City of Mishawaka?

Petitioner has sought the support and assistance from the City of Mishawaka with respect to parcel assembly, alley vacation, zoning and similar matters regarding the proposed development, all in accordance with the Development Agreement entered into between the Petitioner and the City of Mishawka Redevelopment Commission.

20. Have you applied for any assistance from the State of Indiana?

Petitioner has not applied for assistance from the State of Indiana regarding the proposed development project.

21. Miscellaneous Attachments Required:

- Attach the legal description of the property where the project will take place, marked Exhibit B, and hereby incorporated herein.
- Attach a map and/or a plan of the property where the project will take place, marked Exhibit C, and is hereby incorporated herein.

I hereby certify that the information and representations on this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to participate in a mandatory annual compliance process. The survey will measure compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in the final resolution authorizing the property tax abatement. I also acknowledge that failure to respond to the mandatory annual compliance or failure to achieve investment, job creation, retention, and salary levels contained in the final resolution may result in a loss of tax abatement deductions, and may result in the repayment of tax abatement savings received.

BARAK GROUP, L.L.C.
(and its Successors and Assigns)

____
Signature of Owner or Authorized Representative

Printed: Scott Sivan
Title: Architect and Authorized Agent

September 17, 2013
Date

EXHBIIT A

DESCRIPTION OF PETITIONER AND PROJECT

Barak Group, L.L.C., a Delaware limited liability company (the "Petitioner" or "Developer") and its affiliates, are engaged in the development of commercial and residential real estate in various geographic territories within and outside of the United States. The Developer is focused on development activity within the City of Mishawaka and has entered into a certain Development Agreement with the City of Mishawaka Redevelopment Commission, dated June 20, 2013, regarding a significant development project for the property bounded by Mishawaka Avenue, Elizabeth Street and Grove Street.

As more particularly set forth in the Development Agreement, the proposed project includes new investment to construct an integrated mixed-use project comprised of at least two buildings containing approximately 150,000 square feet. These buildings will contain approximately 9,000 square feet of retail space (located on the first floor facing Mishawaka Avenue and Elizabeth Street) and between 60-80 residential units for occupancy as condominiums and/or apartments. The Developer originally proposed a "phased" development commencing in September, 2014, with the completion of no less than half of the project by March, 2016, and total project completion during or before March, 2019. The Developer anticipates, at this time, that construction of the entire development will proceed in a single phase at an investment of between $14,000,000 and $17,000,000.

As noted above, the proposed project involves a significant investment in the construction of retail space and 60-80 residential units. This project, as generally depicted on Exhibit C, is designed with unique architectural features and enhancements to support and promote the advancement of the Mishawaka River Center Master Plan. In particular, the design of the proposed project includes pedestrian friendly features, architectural aspects and positioning to enhance the aesthetic views from and connectivity of residential areas with the Mishawaka City Center.

The Developer's proposed project is intended to provide significant benefits to the City of Mishawaka, including (among others) the following:

- The Developer anticipates investing approximately $14,000,000 – $17,000,000 in the construction of the building improvements;

- The Developer anticipates relying on local service providers and suppliers when reasonably possible for construction services and materials for completion of the project;

- The overall design of the project includes an emphasis on architectural features and pedestrian friendly attributes to support the City's River Center Master Plan and to create an inviting and vibrant community within and stemming from the project;

- The Developer anticipates that, upon completion, the retail space will be leased for retail or other purposes and the Developer will employ certain management and maintenance personnel, thereby creating at least 5–8 new jobs with an estimated payroll of amounts in excess of $200,000;

- The overall design and Developer's plan to complete construction of the entire project in a single phase, will result in great density (of 60-80 units) and an influx of 100 to 150 new high quality residents to support and frequent existing local retail and service businesses and other establishments, which should provide more local revenues and employment as those businesses expand and new ones open for operation;

- The proposed development is also intended to serve as a catalyst for further projects with residential density and to support contributions for increasing traffic, patronage, and vibrancy of the downtown Mishawaka area.

As noted above, the Developer anticipates investing between $14,000,000 and $17,000,000 to successfully complete the construction of the proposed project. The success of the project and benefits provided to the City can be bolstered by efforts to manage the real property tax liabilities during construction and the marketing period to lease-up and/or sell individual units comprising the project. The Developer kindly request the Mishawaka City Council's support of a five (5) year real property tax abatement, with the following deduction schedule:

Number of Years	Applicable Deduction %
1	100%
2	95%
3	90%
4	85%
5	80%

A five (5) year abatement corresponds with the Developer's commitment for total project completion and will span periods of construction and the initial marketing lease-up phase of the project. Importantly, the tax abatement will assist the petitioner with managing property tax expenses to spur initial growth and occupancy for the mutual benefit of the City and the stability of the project through rapid occupancy. Any property tax savings realized during the period of construction (through the five-year abatement) will certainly be recovered by the City over time based on the anticipated assessment of the property for many years to come.

EXHIBIT B

LEGAL DDESCRIPTION

That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as Lots #1 through #9, Lots #19 through #26, and the West 6 feet of Lots #10 through #13, together with any vacated alleys adjacent to any such lots, all being in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block #27 as shown in the records of the St. Joseph County, Indiana Recorder's Office.

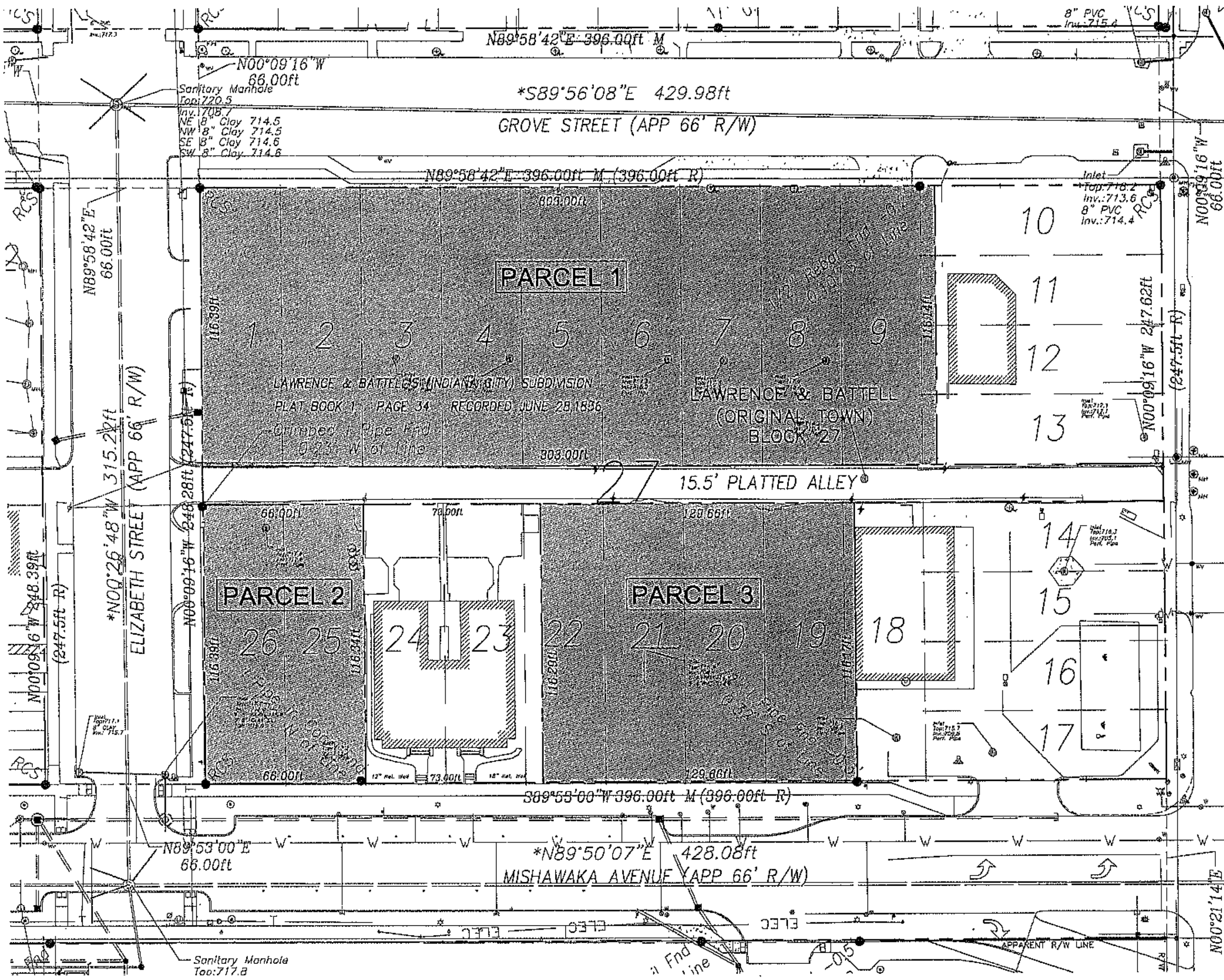


EXHIBIT B

COMMISSION OWNED PROPERTY

LEGAL DESCRIPTIONS

Legal descriptions provided by Danch, Harner & Associates, Inc. to the City of Mishawaka for the rezoning of three parcels west of Main Street, east of Elizabeth Street and south of Grove Street and north of Mishawaka Ave., Mishawaka, Indiana:

PARCEL I

That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as Lots # 1 through # 9 and the West 6 feet of Lots # 10 through # 13 all being in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block # 27 as shown in the records of the St. Joseph County, Indiana Recorder's Office.
Containing 0.81 acres more or less.
Subject to all legal highways, easements and restrictions of record.

PARCEL II

That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as Lot # 25 and Lot # 26 in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block # 27 as shown in the records of the St. Joseph County, Indiana Recorder's Office.
Containing 0.18 acres more or less.
Subject to all legal highways, easements and restrictions of record.

PARCEL III

That part of the Southeast Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana which is described as the West 4.66 feet of Lot # 18, Lots # 19 through # 21 and the East 26 feet of Lot # 22 all being in the Plat of "Lawrence & Battell" (Original Town) Subdivision, Block # 27 as shown in the records of the St. Joseph County, Indiana Recorder's Office.
Containing 0.35 acres more or less.
Subject to all legal highways, easements and restrictions of record.

COMMISSION OWNED PROPERTY

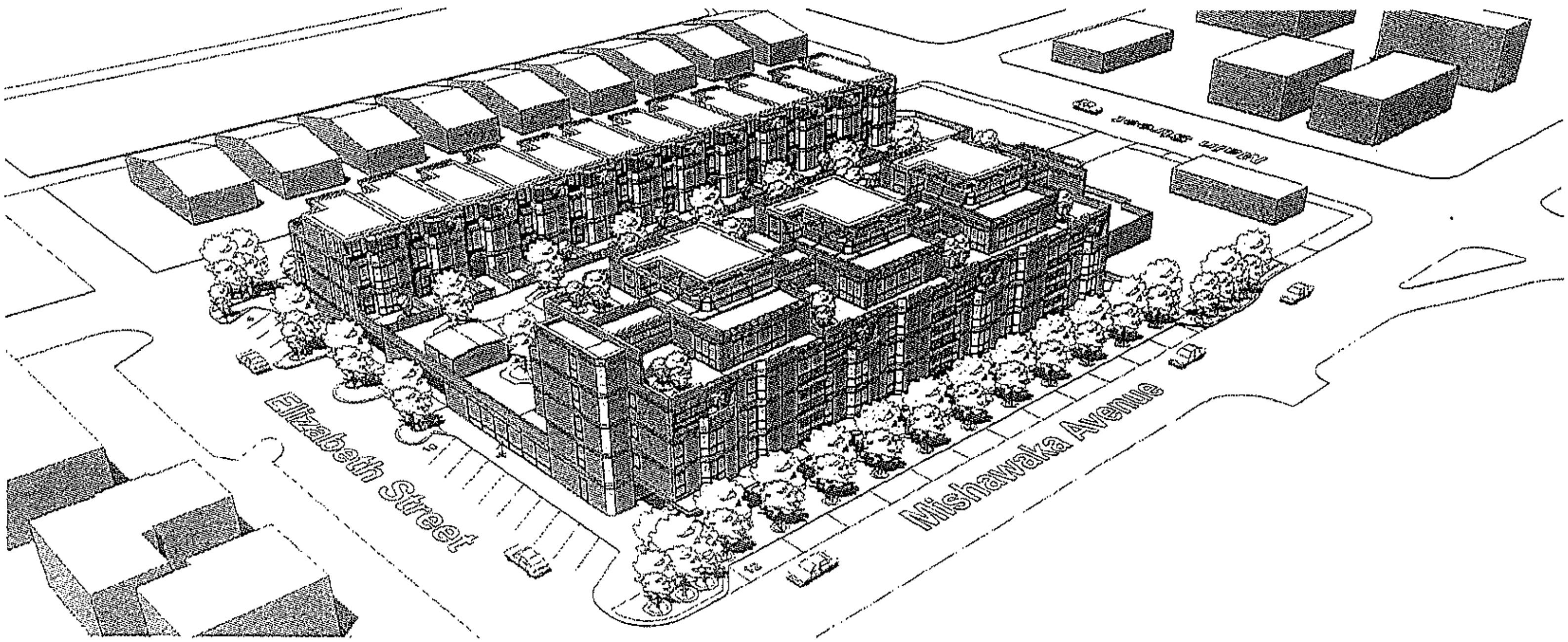
N

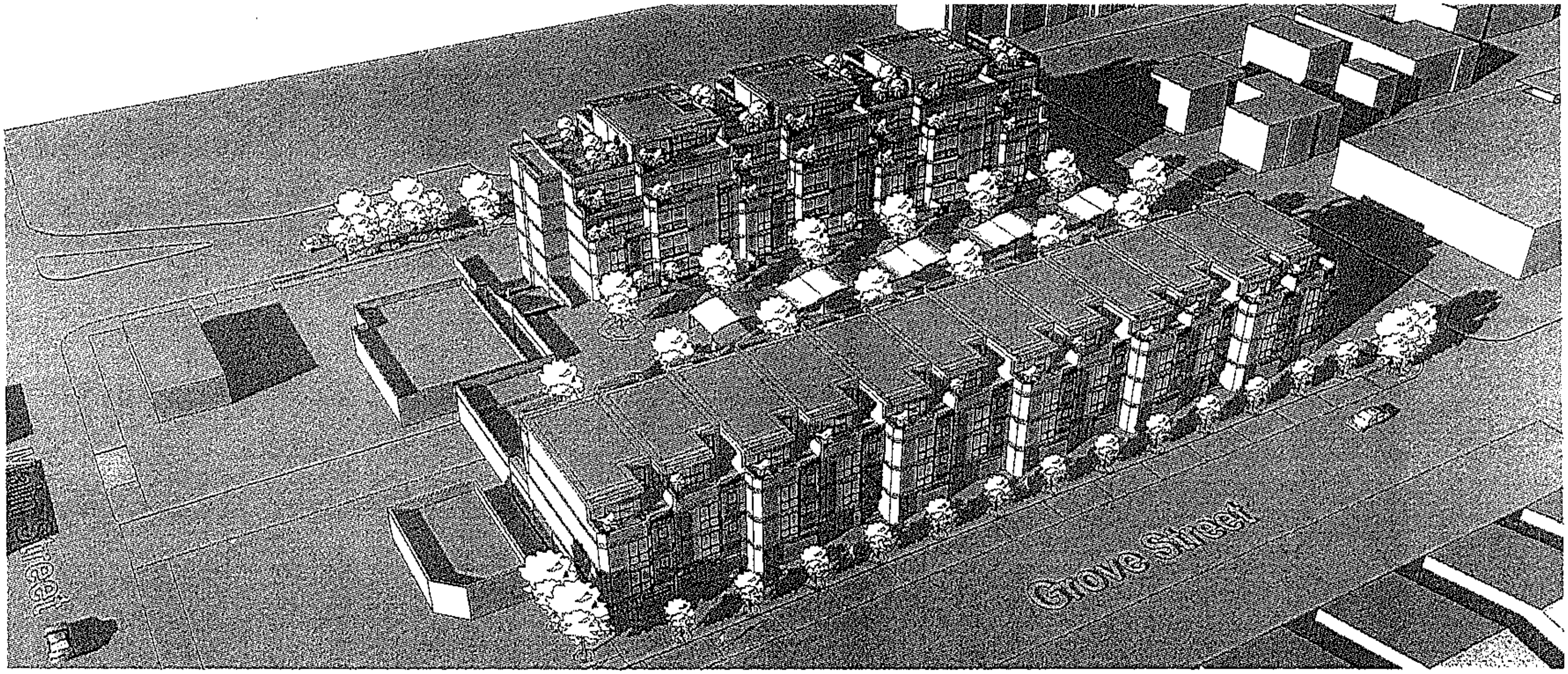
SITE PLAN

SCALE 1"=40'

EXHBIIT C
PRELIMINARY DEVELOPMENT PLAN

[PLEASE SEE ATTACHED]


Elizabeth Street
Mishawaka Avenue



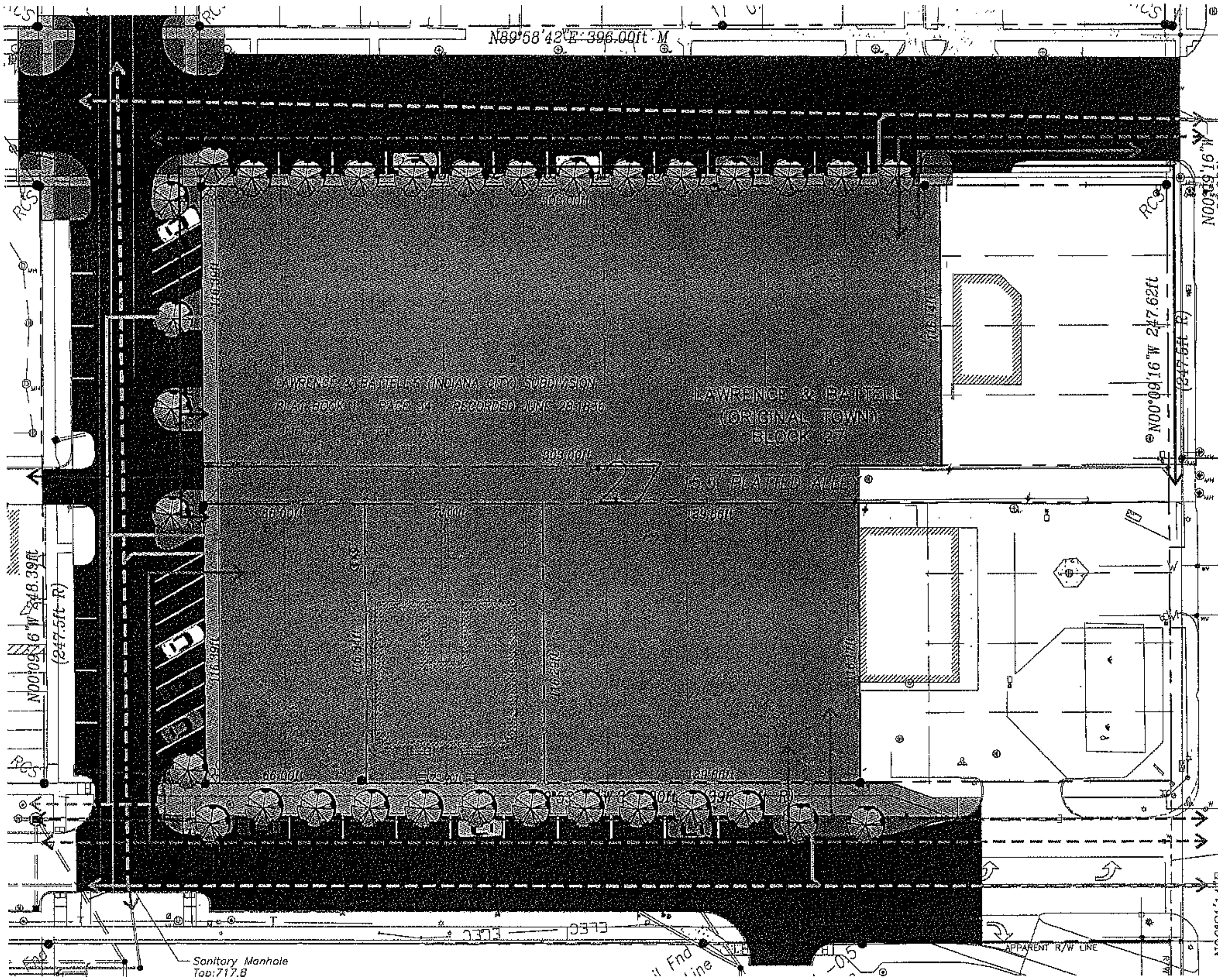
Grove Street
Street

EXHIBIT C

PUBLIC STREET IMPROVEMENT PLAN

DEVELOPMENT NOTES

1. PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE DURING THE FINAL DESIGN.
2. THE CITY OF MISHAWAKA SHALL EXTEND UTILITIES (WATER, SEWER, ELECTRIC, STORM) TO THE PROJECT SITE.
3. GAS SERVICE WILL BE PROVIDED AND EXTENDED BY NIPSCO.
4. UTILITY ROUTING AND TIE-INS ARE SCHEMATIC AND SUBJECT TO CHANGE AND REALIGNMENT.
5. PARKING AVAILABILITY AND COUNT TO BE DETERMINED DURING THE FINAL DESIGN.
6. STREETSCAPE AND TREE PLANTINGS SUBJECT TO CHANGE DUE TO UNDERGROUND UTILITY CONFLICTS.
7. THE FINAL LOCATION AND NUMBER OF CONNECTIONS FOR CITY OWNED UTILITIES SHALL BE DETERMINED BY THE CITY WORKING IN CONCERT WITH THE DEVELOPER AS FINAL PLANS ARE PRODUCED.



LEGEND

	EXISTING SANITARY SEWER SERVICE (ASSUMED)
	POTENTIAL SANITARY SEWER CONNECTION
	EXISTING WATER SERVICE (ASSUMED)
	POTENTIAL WATER CONNECTION
	EXISTING GAS SERVICE (ASSUMED)
	POTENTIAL GAS SERVICE CONNECTION
	RE-ROUTING AND POTENTIAL CONNECTION OF ELECTRIC SERVICE
	EXISTING STORM SEWER SERVICE (ASSUMED)
	POTENTIAL STORM SEWER CONNECTION/OVERFLOW
	PROJECT DEVELOPMENT AREA

N

SITE PLAN

SCALE 1"=40'

CITY OF MISHAWAKA

M.Gilbert Eberhart, President

Redevelopment Commission

September 23, 2013

Mr. Woody Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. John 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. Dan Bilancio, At-Large City Council
Mr. Matt Mammolenti, At-Large City Council
Mr. John Roggeman, At-Large City Council
Mrs. Deborah Block, City Clerk

Re: Tax Abatement Resolutions- 126 West Mishawaka Avenue, and adjacent properties
Barak Group LLC

Dear Clerk Block and Council Members:

On behalf of the Redevelopment Commission, we are taking the unusual step of writing a letter of support for the above referenced tax abatement. As you are aware, the Redevelopment Commission committed to provide a letter of support to the Council regarding an abatement to the Barak Group LLC as part of our approval of a Development Agreement for the site. The language was intentionally left open ended at the time and we did not specify a specific schedule for an abatement. One element that was stressed to the Developer is that the more of the project that is proposed to be built in the first phase of the project, the more justification existed relative to making the case for an abatement.

In that respect, the City of Mishawaka Redevelopment Commission is in full support of the Developer's request for a five (5) year tax abatement for the proposed multi-use residential/retail project on Mishawaka Avenue and Elizabeth Street, Mishawaka 46545. Barak Group, LLC has made the case for a five (5) year tax abatement that would abate 100%, 95%, 90%, 85%, 80% of the new taxes associated with the real property over the life of the abatement.

Although aggressive, we believe that the most relevant factor to consider relative to the request is the fact that the Commission/City currently owns the majority of the property. Prior to the Barak Group's interest, the Commission has marketed some of this property multiple times without attracting the desired private investment. Other factors that support this abatement include:

- The Developer also has identified that their plan is to no longer phase the construction of the project and that <u>it will be built in one continuous process</u>. As was discussed at the time of the development agreement, the fact that there is greater initial investment being proposed, warrants consideration of a longer/greater abatement.

- Market conditions also strongly point to a need for an abatement. It has been close to 6 years since a new for profit building has been constructed in the area of the Downtown. Older projects constructed have sat vacant for years and only now are starting to be leased up, or in one case, taken over by the lender for re-sale. The fact that these projects struggled was more likely the result of timing and the great recession than the merits of a project. That being said, the fact is that the downtown market is currently judged by the struggle of the recent past developers. As such, staff believes that it is incumbent on the City to do everything in its reasonable power to minimize investment risk and to promote the success of the development.

- From a demographics standpoint, one of the hindrances to attracting new commercial development to the downtown is the decreasing surrounding population and our modest annual household income. This project, if constructed, is being marketed to young professionals and others that have a higher average income when compared to much of the older housing/population in the vicinity of the project. The prospective residents/purchasers will not only help sustain existing businesses, but also create demand for additional development over time.

We feel that this is an important juncture for the City of Mishawaka relative to its redevelopment in and around the Historic Downtown. We feel that full support of the abatement as submitted will not only aid the developer by keeping the bottom line competitive in the market in the first critical years, it will also send a broader message to those who might have other interest in developing downtown that the City is a willing partner.

We appreciate your consideration of the request.

Sincerely,

M. Gilbert Eberhart, President

Jim Pingel, Commissioner

Gary O'Dell, Vice President

Bill Buraczewski, Commissioner

Kris Ermeti, Secretary

Larry Stillson, Commissioner

Cc- Mayor David A. Wood
Dave Thomas, Community Development Director

Address: City Hall ◦ 600 East Third Street ◦ Mishawaka ◦ IN ◦ 46544-2241
Phone: (574) 258-1668 FAX: (574) 968-6999
E-mail: communitydevelopment @ mishawaka.in.gov

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2013

CITY CLERK
MISHAWAKA, IN

APPEAL #13-38

RESOLUTION NO. 2013-22

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:

426 West Sixth Street, 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 **426 West Sixth Street, Mishawaka, Indiana**, more particularly known and described as follows:

Lot 1, R.E. Perkins Addition, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana

The Use Variance will allow residential use and coffee shop on C-1 General Commercial zoned property subject to the following conditions:

1. Site improvements, landscape & pavement setbacks, to bring the site into compliance with current standards, shall not be required.
2. Off-Street parking spaces may be reduced to (5) spaces.
3. Appropriate One-Way and Do Not Enter directional signage shall be posted to direct vehicular traffic through the site.
4. Dumpster shall be enclosed with a fence.
5. The freestanding sign shall be removed from the property or brought up to code to correctly advertise a bona fide business.

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

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

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because the building is existing and all state and local building codes will be adhered to during construction and/or improvements to the existing structure;

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 property is currently zoned commercial and the property has been utilized as a commercial business in the past; furthermore, the proposed residential use is consistent with the surrounding neighborhood.

3. The need for the variance arises from a condition peculiar to the property involved in that a business building is attached to a residential house and the property is zoned commercial and does not allow residential use.

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 does not allow for the proposed hybrid commercial and residential uses. The only means by which to allow the proposed office use and maintain the residential use for the property is through the use variance process.

5. Granting of this variance will not compromise the integrity of the *Mishawaka 2000 Comprehensive Plan* which indicates general commercial. Furthermore, the proposed residential use is consistent with the existing residential uses in the 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_________________, 2013, at ______o'clock _____ .m.

____
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________day of ____________________2013, at _______ o'clock ___m.

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

APPROVED by me this _______ day of______________________, 2013, at _______o'clock ______.m.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

SEP 25 2013

CITY CLERK
MISHAWAKA, IN

DATE: September 17, 2013

TO: Board of Zoning Appeals
City of Mishawaka, Indiana

The undersigned Appellant respectfully shows the Board:

1. I, Gary W. Peden, 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:

SEP 18 2013

ADDRESS:	426 W. Sixth Street
LEGAL:	Lot 1, R.E. Perkins Addition
TAX KEY:	16-1140-5493

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 proposes to occupy the above-described property in the following manner: the front commercial section of the building will be utilized as a Coffee House; and the rear residential section will be living quarters.
4. Appellant desires to use the residential section of the building as an apartment. The property has lost its legal nonconformance since it has been vacant for more than a year. Historically, the front section of the property was occupied by Huyvaert's TV Sales & Service, while the North residence section was rented out.
5. The C-1 General Commercial District, Section 159.077 of the Zoning Ordinance of the City of Mishawaka does not permit residential uses.
6. Strict adherence to the Ordinance would create an unusual hardship since the building was originally a residence and the commercial section was a later addition to the property. This configuration lends itself only to the original intent; that is a building with both a commercial section and a residential section. Without major renovation, the residential section is unused or under-utilized space unless used as a living space.
7. Response to questions for Use Variance:

   (1) Will approval be injurious to the public health, safety, morals, or general welfare of the community? No, historically the property was a residential/commercial use without negative effects to the neighborhood and all codes will be adhered to.

   (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 property adjacent to the East is a rental property, as are many of the properties in the neighborhood.

   (3) Does the need for the variance arise from some condition peculiar to the property? Yes, the property has been historically used for the combined

AP 13-38

commercial/residential use. Additionally, as mentioned above, the building is designed for this use.

(4) Does strict application of the terms of this chapter constitute an unnecessary hardship if applied to the property for which the variance is sought? Yes, because the residential portion of the building would have to remain vacant and useless.

(5) Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan? No, the Comprehensive Plan indicates General Commercial.

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

Gary W. Peden

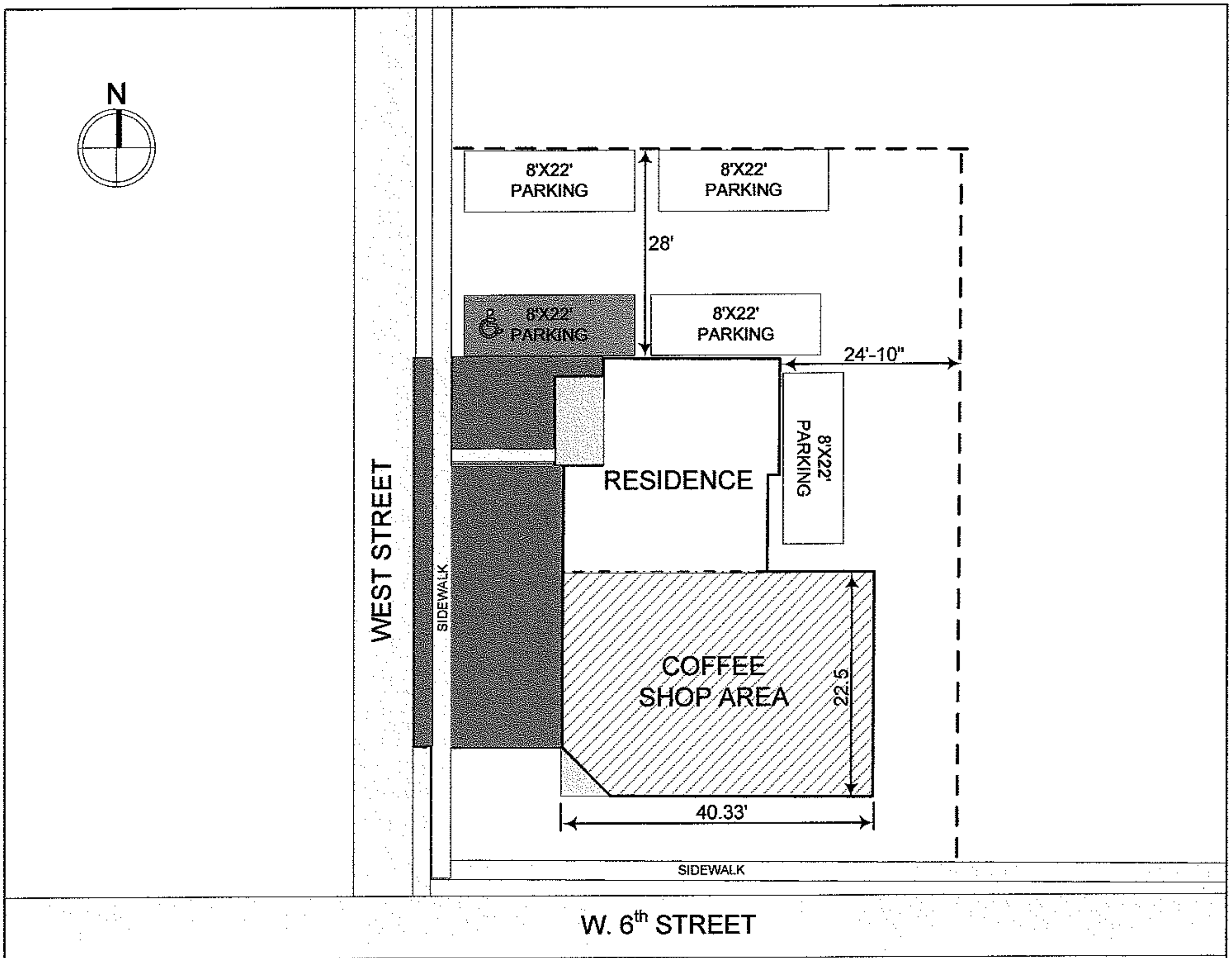
CONTACT PERSON:

Name: Gary Peden

Address: 426 West Sixth

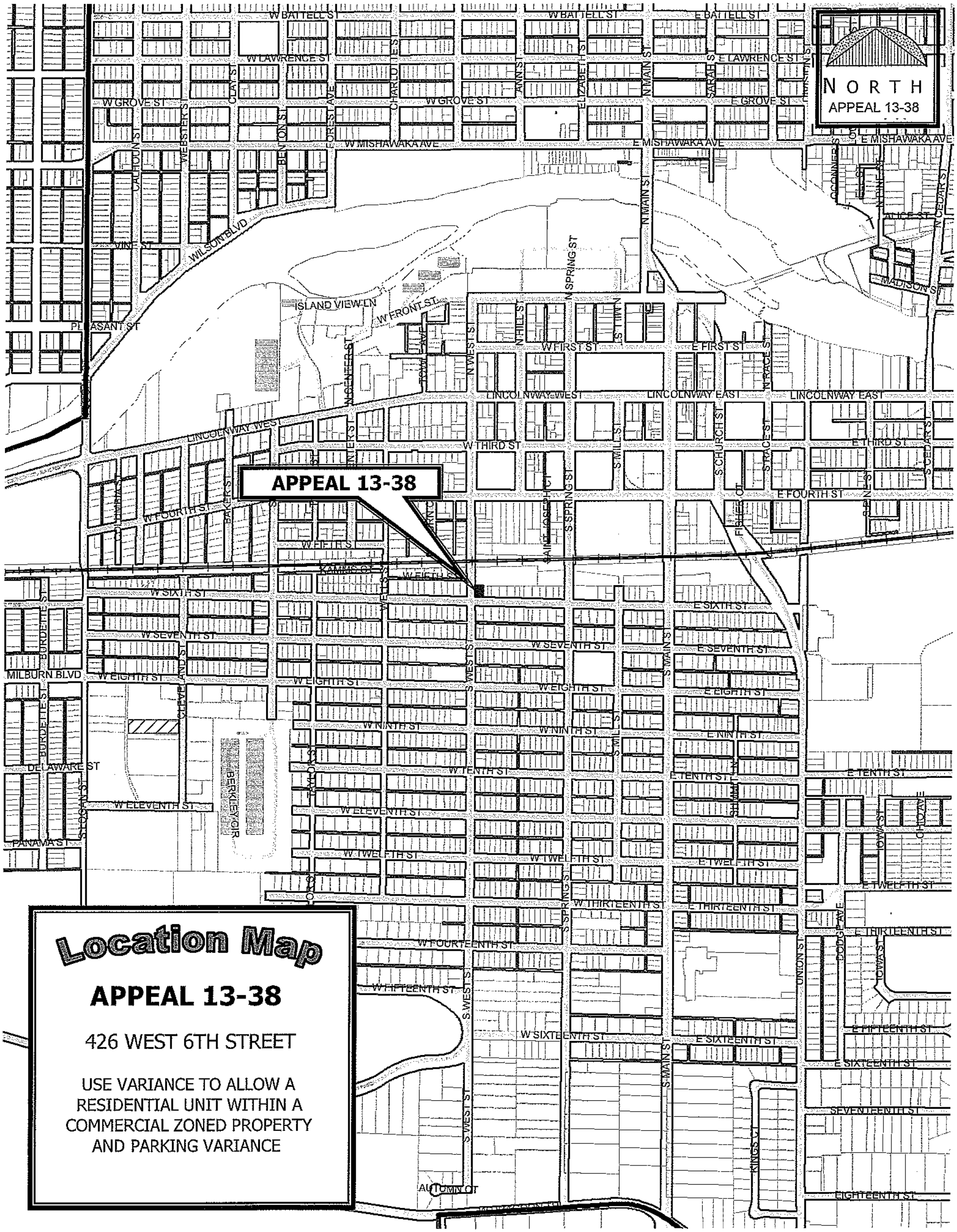
Phone: 849-8911

Email: pedengw@yahoo.com



DOROTHYS COFFEE SHOP

COFFEE SHOP AREA: 907.5 SQ. FT.
RESIDENTIAL AREA: 684.5 SQ. FT.
TOTAL AREA: 1592 SQ. FT.
PARKING SPOTS: 4 REGULAR, 1 HANDICAP


NORTH
APPEAL 13-38
APPEAL 13-38
Location Map
APPEAL 13-38
426 WEST 6TH STREET
USE VARIANCE TO ALLOW A
RESIDENTIAL UNIT WITHIN A
COMMERCIAL ZONED PROPERTY
AND PARKING VARIANCE
W BATTELL ST
E BATTELL ST
W LAWRENCE ST
E LAWRENCE ST
W GROVE ST
E GROVE ST
W MISHAWAKA AVE
E MISHAWAKA AVE
WILSON BLVD
ISLAND VIEW LN
W FRONT ST
PLEASANT ST
W FIRST ST
E FIRST ST
LINCOLNWAY WEST
LINCOLNWAY EAST
W THIRD ST
E THIRD ST
W FOURTH ST
E FOURTH ST
W FIFTH ST
W SIXTH ST
E SIXTH ST
W SEVENTH ST
E SEVENTH ST
MILBURN BLVD
W EIGHTH ST
E EIGHTH ST
W NINTH ST
E NINTH ST
DELAWARE ST
W TENTH ST
E TENTH ST
W ELEVENTH ST
W TWELFTH ST
E TWELFTH ST
W THIRTEENTH ST
E THIRTEENTH ST
W FOURTEENTH ST
W FIFTEENTH ST
E FIFTEENTH ST
W SIXTEENTH ST
E SIXTEENTH ST
SEVENTEENTH ST
EIGHTEENTH ST
AUTUMN CT
N MAIN ST
S MAIN ST
S WEST ST
N WEST ST
S SPRING ST
N SPRING ST
S MILL ST
S CHURCH ST
BERKLEY CIR
KINGS CT
UNION ST
DODGE AVE

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATE

Proposed Ordinance 2013-41 Ordinance Number:

Be it ordained by the **City of Mishawaka Common Council** that for the expenses of **MISHAWAKA CITY SCHOOL CORPORATION** for the year ending December 31, **2014** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expense of **MISHAWAKA CITY SCHOOL CORPORATION**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance shall be in full force and effect from and after its passage and approval by the **City of Mishawaka Common Council**.

Name of Adopting Entity	Select Type of Fiscal Body	Date of Adoption
City of Mishawaka Common Council	Common Council and Mayor	10/21/2013

DLGF-Reviewed Funds

Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	$34,818,200	$0	0.0000
0180	DEBT SERVICE	$1,335,596	$1,800,000	0.2687
0188	EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	$5,349,535	$6,000,000	0.8955
0608	HISTORICAL SOCIETY	$44,000	$65,000	0.0097
1214	CAPITAL PROJECTS (School)	$2,575,100	$2,700,000	0.4030
6301	TRANSPORTATION	$626,350	$800,000	0.1194
6302	BUS REPLACEMENT	$83,500	$100,000	0.0149

1st Reading 9-3-13
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
AUG 29 2013
CITY CLERK
MISHAWAKA, IN

		Signature
Mike Compton	Aye ☐ Nay ☐ Abstain ☐	
Ron Banicki	Aye ☐ Nay ☐ Abstain ☐	
Dale "Woody" Emmons	Aye ☐ Nay ☐ Abstain ☐	
John Roggeman	Aye ☐ Nay ☐ Abstain ☐	
Matt Mammolenti	Aye ☐ Nay ☐ Abstain ☐	
Mike Bellovich	Aye ☐ Nay ☐ Abstain ☐	
Dan Bilancio	Aye ☐ Nay ☐ Abstain ☐	
John Reisdorf	Aye ☐ Nay ☐ Abstain ☐	
Mary Willson	Aye ☐ Nay ☐ Abstain ☐	

ATTEST

Name	Title	Signature
Deborah Block	City Clerk	

Budget Form 4-B
Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Fund Name: 0101 - GENERAL
County: 71 - St. Joseph County
Year: 2014

Net Assessed Value	$670,000,000	
Funds Required For Expenses To December 31st Of Incoming Year	**Amount Used To Compute Published Budget**	**Appropriating Body**
1. Total budget estimate for incoming year	$34,818,200	$34,818,200
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	$16,185,915	$16,185,915
3. Additional appropriation necessary to be made July 1 to December 31 of present year	$0	$0
4. Outstanding temporary loans: a). To be paid not included in lines 2 or 3	$552,900	$552,900
b). Not repaid by December 31 of present year	$0	$0
5. **TOTAL FUNDS required** (add lines 1,2,3,4a and 4b)	$51,557,015	$51,557,015
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
6. Actual cash balance, June 30 of present year (including cash investments)	$566,690	$566,690
7. Taxes to be collected, present year (December settlement)	$0	$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year (Schedule on File): a). Total Column A Budget Form 2	$17,627,950	$17,627,950
b). Total Column B Budget Form 2	$34,812,200	$34,812,200
9. **TOTAL FUNDS** (Add lines 6, 7, 8a and 8b)	$53,006,840	$53,006,840
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	($1,449,825)	($1,449,825)

Proposed Tax Rate and Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	$1,449,825	$1,449,825
12. Amount to be raised by tax levy (add lines 10 and 11)	$0	$0
13a. Property Tax Replacement Credit from Local Option Tax	$0	$0
13b. Operating LOIT	$0	$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	$0	$0
15. Levy Excess Fund applied to current budget	$0	$0
16. Net amount to be raised	$0	$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000

Budget Form 4-B
Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Fund Name: 0180 - DEBT SERVICE
County: 71 - St. Joseph County
Year: 2014

Net Assessed Value	$670,000,000	
Funds Required For Expenses To December 31st Of Incoming Year	**Amount Used To Compute Published Budget**	**Appropriating Body**
1. Total budget estimate for incoming year	$1,335,596	$1,335,596
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	$708,807	$708,807
3. Additional appropriation necessary to be made July 1 to December 31 of present year	$0	$0
4. Outstanding temporary loans: a). To be paid not included in lines 2 or 3	$0	$0
b). Not repaid by December 31 of present year	$0	$0
5. **TOTAL FUNDS required** (add lines 1,2,3,4a and 4b)	$2,044,403	$2,044,403
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
6. Actual cash balance, June 30 of present year (including cash investments)	$442,114	$442,114
7. Taxes to be collected, present year (December settlement)	$582,767	$582,767
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year (Schedule on File): a). Total Column A Budget Form 2	$57,050	$57,050
b). Total Column B Budget Form 2	$59,950	$59,950
9. **TOTAL FUNDS** (Add lines 6, 7, 8a and 8b)	$1,141,881	$1,141,881
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	$902,522	$902,522

Proposed Tax Rate and Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	$897,478	$897,478
12. Amount to be raised by tax levy (add lines 10 and 11)	$1,800,000	$1,800,000
13a. Property Tax Replacement Credit from Local Option Tax	$0	$0
13b. Operating LOIT	$0	$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	$1,800,000	$1,800,000
15. Levy Excess Fund applied to current budget	$0	$0
16. Net amount to be raised	$1,800,000	$1,800,000
17. Net Tax Rate on each one hundred dollars of taxable property	0.2687	0.2687

Budget Form 4-B
Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Fund Name: 0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY
County: 71 - St. Joseph County
Year: 2014

Net Assessed Value	$670,000,000	
Funds Required For Expenses To December 31st Of Incoming Year	**Amount Used To Compute Published Budget**	**Appropriating Body**
1. Total budget estimate for incoming year	$5,349,535	$5,349,535
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	$2,680,368	$2,680,368
3. Additional appropriation necessary to be made July 1 to December 31 of present year	$0	$0
4. Outstanding temporary loans: a). To be paid not included in lines 2 or 3	$144,400	$144,400
b). Not repaid by December 31 of present year	$0	$0
5. **TOTAL FUNDS required** (add lines 1,2,3,4a and 4b)	$8,174,303	$8,174,303
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
6. Actual cash balance, June 30 of present year (including cash investments)	$3,070,293	$3,070,293
7. Taxes to be collected, present year (December settlement)	$2,335,282	$2,335,282
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year (Schedule on File): a). Total Column A Budget Form 2	$250,840	$250,840
b). Total Column B Budget Form 2	$263,725	$263,725
9. **TOTAL FUNDS** (Add lines 6, 7, 8a and 8b)	$5,920,140	$5,920,140
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	$2,254,163	$2,254,163

Proposed Tax Rate and Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	$3,767,126	$3,767,126
12. Amount to be raised by tax levy (add lines 10 and 11)	$6,000,000	$6,000,000
13a. Property Tax Replacement Credit from Local Option Tax	$0	$0
13b. Operating LOIT	$0	$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	$6,000,000	$6,000,000
15. Levy Excess Fund applied to current budget	$0	$0
16. Net amount to be raised	$6,000,000	$6,000,000
17. Net Tax Rate on each one hundred dollars of taxable property	0.8955	0.8955

Budget Form 4-B
Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Fund Name: 0608 - HISTORICAL SOCIETY
County: 71 - St. Joseph County
Year: 2014

Net Assessed Value	$670,000,000	
Funds Required For Expenses To December 31st Of Incoming Year	**Amount Used To Compute Published Budget**	**Appropriating Body**
1. Total budget estimate for incoming year	$44,000	$44,000
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	$16,178	$16,178
3. Additional appropriation necessary to be made July 1 to December 31 of present year	$0	$0
4. Outstanding temporary loans: a). To be paid not included in lines 2 or 3	$0	$0
b). Not repaid by December 31 of present year	$0	$0
5. **TOTAL FUNDS required** (add lines 1,2,3,4a and 4b)	$60,178	$60,178
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
6. Actual cash balance, June 30 of present year (including cash investments)	$120	$120
7. Taxes to be collected, present year (December settlement)	$18,349	$18,349
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year (Schedule on File): a). Total Column A Budget Form 2	$2,692	$2,692
b). Total Column B Budget Form 2	$4,240	$4,240
9. **TOTAL FUNDS** (Add lines 6, 7, 8a and 8b)	$25,401	$25,401
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	$34,777	$34,777

Proposed Tax Rate and Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	$30,223	$30,223
12. Amount to be raised by tax levy (add lines 10 and 11)	$65,000	$65,000
13a. Property Tax Replacement Credit from Local Option Tax	$0	$0
13b. Operating LOIT	$0	$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	$65,000	$65,000
15. Levy Excess Fund applied to current budget	$0	$0
16. Net amount to be raised	$65,000	$65,000
17. Net Tax Rate on each one hundred dollars of taxable property	0.0097	0.0097

Budget Form 4-B
Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Fund Name: 1214 - CAPITAL PROJECTS (School)
County: 71 - St. Joseph County
Year: 2014

Net Assessed Value	$670,000,000	
Funds Required For Expenses To December 31st Of Incoming Year	**Amount Used To Compute Published Budget**	**Appropriating Body**
1. Total budget estimate for incoming year	$2,575,100	$2,575,100
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	$792,382	$792,382
3. Additional appropriation necessary to be made July 1 to December 31 of present year	$0	$0
4. Outstanding temporary loans: a). To be paid not included in lines 2 or 3	$1,448,500	$1,448,500
b). Not repaid by December 31 of present year	$0	$0
5. **TOTAL FUNDS required** (add lines 1,2,3,4a and 4b)	$4,815,982	$4,815,982
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
6. Actual cash balance, June 30 of present year (including cash investments)	$1,588,172	$1,588,172
7. Taxes to be collected, present year (December settlement)	$1,248,838	$1,248,838
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year (Schedule on File): a). Total Column A Budget Form 2	$122,250	$122,250
b). Total Column B Budget Form 2	$204,325	$204,325
9. **TOTAL FUNDS** (Add lines 6, 7, 8a and 8b)	$3,163,585	$3,163,585
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	$1,652,397	$1,652,397

Proposed Tax Rate and Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	$1,047,603	$1,047,603
12. Amount to be raised by tax levy (add lines 10 and 11)	$2,700,000	$2,700,000
13a. Property Tax Replacement Credit from Local Option Tax	$0	$0
13b. Operating LOIT	$0	$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	$2,700,000	$2,700,000
15. Levy Excess Fund applied to current budget	$0	$0
16. Net amount to be raised	$2,700,000	$2,700,000
17. Net Tax Rate on each one hundred dollars of taxable property	0.4030	0.4030

Budget Form 4-B
Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Fund Name: 6301 - TRANSPORTATION
County: 71 - St. Joseph County
Year: 2014

Net Assessed Value	$670,000,000	
Funds Required For Expenses To December 31st Of Incoming Year	**Amount Used To Compute Published Budget**	**Appropriating Body**
1. Total budget estimate for incoming year	$626,350	$626,350
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	$254,209	$254,209
3. Additional appropriation necessary to be made July 1 to December 31 of present year	$0	$0
4. Outstanding temporary loans: a). To be paid not included in lines 2 or 3	$233,700	$233,700
b). Not repaid by December 31 of present year	$0	$0
5. **TOTAL FUNDS required** (add lines 1,2,3,4a and 4b)	$1,114,259	$1,114,259
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
6. Actual cash balance, June 30 of present year (including cash investments)	$240,958	$240,958
7. Taxes to be collected, present year (December settlement)	$263,493	$263,493
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year (Schedule on File): a). Total Column A Budget Form 2	$126,095	$126,095
b). Total Column B Budget Form 2	$173,120	$173,120
9. **TOTAL FUNDS** (Add lines 6, 7, 8a and 8b)	$803,666	$803,666
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	$310,593	$310,593

Proposed Tax Rate and Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	$489,408	$489,408
12. Amount to be raised by tax levy (add lines 10 and 11)	$800,000	$800,000
13a. Property Tax Replacement Credit from Local Option Tax	$0	$0
13b. Operating LOIT	$0	$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	$800,000	$800,000
15. Levy Excess Fund applied to current budget	$0	$0
16. Net amount to be raised	$800,000	$800,000
17. Net Tax Rate on each one hundred dollars of taxable property	0.1194	0.1194

Budget Form 4-B
Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Fund Name: 6302 - BUS REPLACEMENT
County: 71 - St. Joseph County
Year: 2014

Net Assessed Value	$670,000,000	
Funds Required For Expenses To December 31st Of Incoming Year	**Amount Used To Compute Published Budget**	**Appropriating Body**
1. Total budget estimate for incoming year	$83,500	$83,500
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	$54,288	$54,288
3. Additional appropriation necessary to be made July 1 to December 31 of present year	$0	$0
4. Outstanding temporary loans: a). To be paid not included in lines 2 or 3	$0	$0
b). Not repaid by December 31 of present year	$0	$0
5. **TOTAL FUNDS required** (add lines 1,2,3,4a and 4b)	$137,788	$137,788
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	**Amount Used To Compute Published Budget**	**Appropriating Body**
6. Actual cash balance, June 30 of present year (including cash investments)	$27,268	$27,268
7. Taxes to be collected, present year (December settlement)	$43,671	$43,671
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year (Schedule on File): a). Total Column A Budget Form 2	$4,267	$4,267
b). Total Column B Budget Form 2	$4,500	$4,500
9. **TOTAL FUNDS** (Add lines 6, 7, 8a and 8b)	$79,706	$79,706
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	$58,082	$58,082

Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	$41,919	$41,919
12. Amount to be raised by tax levy (add lines 10 and 11)	$100,000	$100,000
13a. Property Tax Replacement Credit from Local Option Tax	$0	$0
13b. Operating LOIT	$0	$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	$100,000	$100,000
15. Levy Excess Fund applied to current budget	$0	$0
16. Net amount to be raised	$100,000	$100,000
17. Net Tax Rate on each one hundred dollars of taxable property	0.0149	0.0149

Form Signature

This form is not yet signed.

Budget Form 1 - Budget Estimate

Year: 2014 County: St. Joseph Unit: Mishawaka City School Corporation

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Salaries and Wages	11050	Full Day Kindergarten	$869,500	$869,500
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Salaries and Wages	11100	Elementary	$5,752,100	$5,752,100
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Salaries and Wages	11200	Middle/Junior High	$2,210,500	$2,210,500
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Salaries and Wages	11300	High School	$3,628,900	$3,628,900
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Salaries and Wages	11350	Academic Honors Diploma	$2,800	$2,800
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11050	Full Day Kindergarten	$1,600	$1,600
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11050	Full Day Kindergarten	$4,200	$4,200
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11050	Full Day Kindergarten	$130,500	$130,500
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11050	Full Day Kindergarten	$168,000	$168,000
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11100	Elementary	$12,500	$12,500
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11100	Elementary	$23,600	$23,600
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11100	Elementary	$28,100	$28,100
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11100	Elementary	$934,900	$934,900
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11100	Elementary	$1,367,900	$1,367,900
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11200	Middle/Junior High	$4,100	$4,100
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11200	Middle/Junior High	$4,600	$4,600
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11200	Middle/Junior High	$8,000	$8,000
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11200	Middle/Junior High	$361,400	$361,400
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11200	Middle/Junior High	$430,800	$430,800

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11300	High School	$7,100	$7,100
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11300	High School	$8,100	$8,100
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11300	High School	$11,500	$11,500
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11300	High School	$603,300	$603,300
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11300	High School	$784,500	$784,500
0101 - GENERAL	Regular Programs	PERSONAL SERVICES	Employee Benefits	11350	Academic Honors Diploma	$800	$800
0101 - GENERAL	Regular Programs	SUPPLIES	Operating Supplies	11100	Elementary	$99,000	$99,000
0101 - GENERAL	Regular Programs	SUPPLIES	Operating Supplies	11200	Middle/Junior High	$29,100	$29,100
0101 - GENERAL	Regular Programs	SUPPLIES	Operating Supplies	11300	High School	$150,600	$150,600
0101 - GENERAL	Regular Programs	SUPPLIES	Operating Supplies	11350	Academic Honors Diploma	$23,500	$23,500
0101 - GENERAL	Regular Programs	SUPPLIES	Operating Supplies	11630	High School	$17,500	$17,500
0101 - GENERAL	Regular Programs	SERVICES AND CHARGES	Professional Services	11350	Academic Honors Diploma	$4,500	$4,500
0101 - GENERAL	Regular Programs	SERVICES AND CHARGES	Communication and Transportation	11050	Full Day Kindergarten	$11,000	$11,000
0101 - GENERAL	Regular Programs	SERVICES AND CHARGES	Other Services and Charges	11100	Elementary	$1,000	$1,000
0101 - GENERAL	Regular Programs	SERVICES AND CHARGES	Other Services and Charges	11200	Middle/Junior High	$800	$800
0101 - GENERAL	Regular Programs	SERVICES AND CHARGES	Other Services and Charges	11300	High School	$8,500	$8,500
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Salaries and Wages	12350	Homebound	$32,500	$32,500
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Salaries and Wages	12900	Other Special Programs	$134,300	$134,300
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Employee Benefits	12350	Homebound	$300	$300
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Employee Benefits	12350	Homebound	$5,650	$5,650
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Employee Benefits	12350	Homebound	$5,700	$5,700

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Employee Benefits	12900	Other Special Programs	$200	$200
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Employee Benefits	12900	Other Special Programs	$300	$300
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Employee Benefits	12900	Other Special Programs	$13,850	$13,850
0101 - GENERAL	Special Programs	PERSONAL SERVICES	Employee Benefits	12900	Other Special Programs	$14,000	$14,000
0101 - GENERAL	Special Programs	SUPPLIES	Operating Supplies	12710	Equal Opportunity at Risk	$750	$750
0101 - GENERAL	Special Programs	SUPPLIES	Operating Supplies	12900	Other Special Programs	$1,900	$1,900
0101 - GENERAL	Special Programs	SERVICES AND CHARGES	Professional Services	12710	Equal Opportunity at Risk	$14,500	$14,500
0101 - GENERAL	Special Programs	SERVICES AND CHARGES	Other Services and Charges	12810	Special Education Preschool	$385,000	$385,000
0101 - GENERAL	Summer School Programs	PERSONAL SERVICES	Salaries and Wages	14100	Elementary	$6,650	$6,650
0101 - GENERAL	Summer School Programs	PERSONAL SERVICES	Salaries and Wages	14300	High School	$85,500	$85,500
0101 - GENERAL	Summer School Programs	PERSONAL SERVICES	Employee Benefits	14100	Elementary	$1,000	$1,000
0101 - GENERAL	Summer School Programs	PERSONAL SERVICES	Employee Benefits	14100	Elementary	$1,150	$1,150
0101 - GENERAL	Summer School Programs	PERSONAL SERVICES	Employee Benefits	14300	High School	$500	$500
0101 - GENERAL	Summer School Programs	PERSONAL SERVICES	Employee Benefits	14300	High School	$13,250	$13,250
0101 - GENERAL	Remediation Programs	PERSONAL SERVICES	Salaries and Wages	16100	Remediation Testing	$316,800	$316,800
0101 - GENERAL	Remediation Programs	PERSONAL SERVICES	Employee Benefits	16100	Remediation Testing	$1,000	$1,000
0101 - GENERAL	Remediation Programs	PERSONAL SERVICES	Employee Benefits	16100	Remediation Testing	$2,050	$2,050
0101 - GENERAL	Remediation Programs	PERSONAL SERVICES	Employee Benefits	16100	Remediation Testing	$53,250	$53,250
0101 - GENERAL	Remediation Programs	PERSONAL SERVICES	Employee Benefits	16100	Remediation Testing	$73,000	$73,000
0101 - GENERAL	Remediation Programs	SUPPLIES	Operating Supplies	16100	Remediation Testing	$100	$100
0101 - GENERAL	Payments to Other Governmental Units within the State	SUPPLIES	Operating Supplies	17700	Interlocal Agreements - Other	$20,200	$20,200

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Payments to Other Governmental Units within the State	SERVICES AND CHARGES	Professional Services	17700	Interlocal Agreements - Other	$4,500	$4,500
0101 - GENERAL	Payments to Other Governmental Units within the State	SERVICES AND CHARGES	Other Services and Charges	17100	Transfer Tuition	$755,000	$755,000
0101 - GENERAL	Payments to Other Governmental Units within the State	SERVICES AND CHARGES	Other Services and Charges	17300	Area Vocational School (Participate Share)	$425,000	$425,000
0101 - GENERAL	Payments to Other Governmental Units within the State	SERVICES AND CHARGES	Other Services and Charges	17400	Joint Services and Supply - Special Education	$3,450,000	$3,450,000
0101 - GENERAL	Payments to Other Governmental Units within the State	SERVICES AND CHARGES	Other Services and Charges	17700	Interlocal Agreements - Other	$46,500	$46,500
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Salaries and Wages	21120	Attendance Services	$172,000	$172,000
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Salaries and Wages	21220	Counseling Services	$459,200	$459,200
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Salaries and Wages	21340	Nurse Services	$89,000	$89,000
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21120	Attendance Services	$100	$100
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21120	Attendance Services	$200	$200
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21120	Attendance Services	$450	$450
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21120	Attendance Services	$12,900	$12,900
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21120	Attendance Services	$25,150	$25,150
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21220	Counseling Services	$900	$900
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21220	Counseling Services	$1,000	$1,000
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21220	Counseling Services	$1,050	$1,050
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21220	Counseling Services	$67,000	$67,000
0101 - GENERAL	Support Services-Students	PERSONAL SERVICES	Employee Benefits	21220	Counseling Services	$67,700	$67,700
0101 - GENERAL	Support Services-Students	SUPPLIES	Operating Supplies	21120	Attendance Services	$100	$100

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Support Services-Students	SUPPLIES	Operating Supplies	21220	Counseling Services	$100	$100
0101 - GENERAL	Support Services-Students	SUPPLIES	Operating Supplies	21340	Nurse Services	$3,000	$3,000
0101 - GENERAL	Support Services-Students	SUPPLIES	Operating Supplies	21420	Psychological Testing	$2,000	$2,000
0101 - GENERAL	Support Services-Students	SERVICES AND CHARGES	Professional Services	21420	Psychological Testing	$50,000	$50,000
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Salaries and Wages	22120	Instruction and Curriculum Development	$18,300	$18,300
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Salaries and Wages	22130	Instructional Staff Training	$1,000	$1,000
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Salaries and Wages	22220	School Library	$276,300	$276,300
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Salaries and Wages	22310	Technology Service Supervison/Admin.	$527,000	$527,000
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22120	Instruction and Curriculum Development	$2,400	$2,400
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22130	Instructional Staff Training	$500	$500
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22220	School Library	$1,100	$1,100
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22220	School Library	$1,200	$1,200
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22220	School Library	$3,700	$3,700
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22220	School Library	$44,400	$44,400
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22220	School Library	$93,300	$93,300
0101 - GENERAL	Support Services-Instruction	PERSONAL SERVICES	Employee Benefits	22310	Technology Service Supervison/Admin.	$66,000	$66,000
0101 - GENERAL	Support Services-Instruction	SUPPLIES	Operating Supplies	22110	Service Area Direction	$500	$500
0101 - GENERAL	Support Services-Instruction	SUPPLIES	Operating Supplies	22120	Instruction and Curriculum Development	$1,500	$1,500
0101 - GENERAL	Support Services-Instruction	SUPPLIES	Operating Supplies	22130	Instructional Staff Training	$300	$300
0101 - GENERAL	Support Services-Instruction	SUPPLIES	Operating Supplies	22220	School Library	$63,550	$63,550
0101 - GENERAL	Support Services-Instruction	SUPPLIES	Operating Supplies	22230	Audiovisual	$1,200	$1,200

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Support Services-Instruction	SUPPLIES	Repair and Maintenance Supplies	22310	Technology Service Supervison/Admin.	$28,000	$28,000
0101 - GENERAL	Support Services-Instruction	SERVICES AND CHARGES	Professional Services	22110	Service Area Direction	$650	$650
0101 - GENERAL	Support Services-Instruction	SERVICES AND CHARGES	Professional Services	22120	Instruction and Curriculum Development	$2,500	$2,500
0101 - GENERAL	Support Services-Instruction	SERVICES AND CHARGES	Professional Services	22130	Instructional Staff Training	$19,800	$19,800
0101 - GENERAL	Support Services-Instruction	SERVICES AND CHARGES	Other Services and Charges	22110	Service Area Direction	$500	$500
0101 - GENERAL	Support Services-Instruction	SERVICES AND CHARGES	Other Services and Charges	22120	Instruction and Curriculum Development	$2,000	$2,000
0101 - GENERAL	Support Services-Instruction	SERVICES AND CHARGES	Other Services and Charges	22130	Instructional Staff Training	$500	$500
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Salaries and Wages	23110	Service Area Direction	$26,100	$26,100
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Salaries and Wages	23210	Office of the Superintendent	$194,400	$194,400
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$500	$500
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$700	$700
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$2,200	$2,200
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$2,700	$2,700
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$64,000	$64,000
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23210	Office of the Superintendent	$200	$200
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23210	Office of the Superintendent	$350	$350
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23210	Office of the Superintendent	$900	$900
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23210	Office of the Superintendent	$23,700	$23,700
0101 - GENERAL	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23210	Office of the Superintendent	$27,500	$27,500
0101 - GENERAL	Support Services-General Administration	SUPPLIES	Office Supplies	23220	Community Relations	$11,700	$11,700
0101 - GENERAL	Support Services-General Administration	SUPPLIES	Operating Supplies	23210	Office of the Superintendent	$3,600	$3,600

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Support Services-General Administration	SUPPLIES	Other Supplies	23110	Service Area Direction	$15,000	$15,000
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Professional Services	23150	Legal Services	$75,000	$75,000
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Professional Services	23160	Promotion Expenses	$5,000	$5,000
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Professional Services	23230	Staff Relations and Negotiations	$12,000	$12,000
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Professional Services	23290	Other Executive Admin. Services	$6,500	$6,500
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Other Services and Charges	23110	Service Area Direction	$23,000	$23,000
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Other Services and Charges	23210	Office of the Superintendent	$7,600	$7,600
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Other Services and Charges	23220	Community Relations	$1,000	$1,000
0101 - GENERAL	Support Services-General Administration	SERVICES AND CHARGES	Other Services and Charges	23290	Other Executive Admin. Services	$3,500	$3,500
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Salaries and Wages	24100	Office of the Principal	$1,757,300	$1,757,300
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Salaries and Wages	24900	Other Support Services - School Admin.	$436,700	$436,700
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24100	Office of the Principal	$3,500	$3,500
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24100	Office of the Principal	$6,850	$6,850
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24100	Office of the Principal	$9,700	$9,700
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24100	Office of the Principal	$304,400	$304,400
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24100	Office of the Principal	$363,900	$363,900
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24900	Other Support Services - School Admin.	$600	$600
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24900	Other Support Services - School Admin.	$1,300	$1,300
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24900	Other Support Services - School Admin.	$3,400	$3,400
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24900	Other Support Services - School Admin.	$56,650	$56,650
0101 - GENERAL	Support Services-School Administration	PERSONAL SERVICES	Employee Benefits	24900	Other Support Services - School Admin.	$63,300	$63,300

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Support Services-School Administration	SUPPLIES	Office Supplies	24100	Office of the Principal	$2,100	$2,100
0101 - GENERAL	Support Services-School Administration	SUPPLIES	Office Supplies	24900	Other Support Services - School Admin.	$2,500	$2,500
0101 - GENERAL	Support Services-School Administration	SERVICES AND CHARGES	Other Services and Charges	24100	Office of the Principal	$8,700	$8,700
0101 - GENERAL	Support Services-School Administration	SERVICES AND CHARGES	Other Services and Charges	24900	Other Support Services - School Admin.	$3,500	$3,500
0101 - GENERAL	Central Office	PERSONAL SERVICES	Salaries and Wages	25110	Office of the Business Manager	$363,200	$363,200
0101 - GENERAL	Central Office	PERSONAL SERVICES	Employee Benefits	25110	Office of the Business Manager	$800	$800
0101 - GENERAL	Central Office	PERSONAL SERVICES	Employee Benefits	25110	Office of the Business Manager	$1,400	$1,400
0101 - GENERAL	Central Office	PERSONAL SERVICES	Employee Benefits	25110	Office of the Business Manager	$1,700	$1,700
0101 - GENERAL	Central Office	PERSONAL SERVICES	Employee Benefits	25110	Office of the Business Manager	$64,500	$64,500
0101 - GENERAL	Central Office	PERSONAL SERVICES	Employee Benefits	25110	Office of the Business Manager	$70,800	$70,800
0101 - GENERAL	Central Office	SUPPLIES	Office Supplies	25110	Office of the Business Manager	$75,000	$75,000
0101 - GENERAL	Central Office	SUPPLIES	Office Supplies	25300	Printing, Publishing and Duplicating Services	$14,000	$14,000
0101 - GENERAL	Central Office	SUPPLIES	Operating Supplies	25400	Planning, Research, Develop. and Evaluation	$95,000	$95,000
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Professional Services	25110	Office of the Business Manager	$15,500	$15,500
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Professional Services	25740	Noninstructional Personnel Training	$500	$500
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Professional Services	25890	Other Technology Services	$30,900	$30,900
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Other Services and Charges	25110	Office of the Business Manager	$67,300	$67,300
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Other Services and Charges	25195	Bank Acct. Service Charge	$13,000	$13,000
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Other Services and Charges	25300	Printing, Publishing and Duplicating Services	$21,000	$21,000
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Other Services and Charges	25740	Noninstructional Personnel Training	$1,500	$1,500
0101 - GENERAL	Central Office	SERVICES AND CHARGES	Other Services and Charges	25750	Health Services	$1,800	$1,800

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Service Area Direction	PERSONAL SERVICES	Salaries and Wages	26100	Service Area Direction	$108,000	$108,000
0101 - GENERAL	Service Area Direction	PERSONAL SERVICES	Employee Benefits	26100	Service Area Direction	$200	$200
0101 - GENERAL	Service Area Direction	PERSONAL SERVICES	Employee Benefits	26100	Service Area Direction	$350	$350
0101 - GENERAL	Service Area Direction	PERSONAL SERVICES	Employee Benefits	26100	Service Area Direction	$600	$600
0101 - GENERAL	Service Area Direction	PERSONAL SERVICES	Employee Benefits	26100	Service Area Direction	$21,100	$21,100
0101 - GENERAL	Service Area Direction	PERSONAL SERVICES	Employee Benefits	26100	Service Area Direction	$26,700	$26,700
0101 - GENERAL	Service Area Direction	SERVICES AND CHARGES	Other Services and Charges	26100	Service Area Direction	$30,350	$30,350
0101 - GENERAL	Maintenance of Buildings	PERSONAL SERVICES	Salaries and Wages	26200	Maintenance of Buildings	$1,790,700	$1,790,700
0101 - GENERAL	Maintenance of Buildings	PERSONAL SERVICES	Employee Benefits	26200	Maintenance of Buildings	$5,200	$5,200
0101 - GENERAL	Maintenance of Buildings	PERSONAL SERVICES	Employee Benefits	26200	Maintenance of Buildings	$5,800	$5,800
0101 - GENERAL	Maintenance of Buildings	PERSONAL SERVICES	Employee Benefits	26200	Maintenance of Buildings	$19,500	$19,500
0101 - GENERAL	Maintenance of Buildings	PERSONAL SERVICES	Employee Benefits	26200	Maintenance of Buildings	$334,100	$334,100
0101 - GENERAL	Maintenance of Buildings	PERSONAL SERVICES	Employee Benefits	26200	Maintenance of Buildings	$438,800	$438,800
0101 - GENERAL	Maintenance of Buildings	SUPPLIES	Operating Supplies	26200	Maintenance of Buildings	$9,100	$9,100
0101 - GENERAL	Maintenance of Buildings	SUPPLIES	Repair and Maintenance Supplies	26200	Maintenance of Buildings	$130,000	$130,000
0101 - GENERAL	Maintenance of Buildings	SERVICES AND CHARGES	Utility Services	26200	Maintenance of Buildings	$1,155,000	$1,155,000
0101 - GENERAL	Maintenance of Buildings	SERVICES AND CHARGES	Other Services and Charges	26200	Maintenance of Buildings	$1,500	$1,500
0101 - GENERAL	Maintenance of Buildings	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles	26200	Maintenance of Buildings	$31,900	$31,900
0101 - GENERAL	Maintenance of Grounds	SUPPLIES	Repair and Maintenance Supplies	26300	Maintenance of Grounds	$2,300	$2,300
0101 - GENERAL	Vehicle Maintenance (not buses)	SUPPLIES	Operating Supplies	26500	Vehicle Maintenance (not Buses)	$11,000	$11,000
0101 - GENERAL	Vehicle Maintenance (not buses)	SERVICES AND CHARGES	Professional Services	26500	Vehicle Maintenance (not Buses)	$14,600	$14,600

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	Vehicle Maintenance (not buses)	SERVICES AND CHARGES	Other Services and Charges	26500	Vehicle Maintenance (not Buses)	$500	$500
0101 - GENERAL	Vehicle Maintenance (not buses)	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles	26500	Vehicle Maintenance (not Buses)	$10,000	$10,000
0101 - GENERAL	Security Services	SERVICES AND CHARGES	Professional Services	26600	Security Services	$136,000	$136,000
0101 - GENERAL	Student Transportation	SERVICES AND CHARGES	Professional Services	27100	Vehicle Operation	$46,000	$46,000
0101 - GENERAL	Community Service Operations	PERSONAL SERVICES	Salaries and Wages	33400	Athletic Coaches-ECA Non Cert	$211,600	$211,600
0101 - GENERAL	Community Service Operations	PERSONAL SERVICES	Employee Benefits	33400	Athletic Coaches-FICA Non Certified	$65,700	$65,700
0101 - GENERAL	Community Service Operations	SERVICES AND CHARGES	Professional Services	33400	Athletic Coaches	$163,100	$163,100
0101 - GENERAL	Community Service Operations	SERVICES AND CHARGES	Professional Services	33500	Welfare Activities Services	$1,800	$1,800
					0101 - GENERAL Total	$34,818,200	$34,818,200
0180 - DEBT SERVICE	Principal of Debt	DEBT SERVICE	Payments on Bonds and Other Debt Principal	51600	Other Dept. of Local Govt. Approved Debt	$151,482	$151,482
0180 - DEBT SERVICE	Interest on Debt	DEBT SERVICE	Payments on Bonds and Other Debt Principal	52200	Temporary Loans	$175,000	$175,000
0180 - DEBT SERVICE	Interest on Debt	DEBT SERVICE	Payments on Bonds and Other Debt Principal	52600	Other Dept. of Local Govt. Approved Debt	$113,500	$113,500
0180 - DEBT SERVICE	Lease Rental	DEBT SERVICE	Payments on Bonds and Other Debt Principal	53100	Buildings - Principal	$255,000	$255,000
0180 - DEBT SERVICE	Lease Rental	DEBT SERVICE	Payments on Bonds and Other Debt Interest	53150	Buildings - Interest	$40,113	$40,113
0180 - DEBT SERVICE	Advancements and Obligations	DEBT SERVICE	Payments on Bonds and Other Debt Principal	54200	Common School Fund - Principal	$525,605	$525,605
0180 - DEBT SERVICE	Advancements and Obligations	DEBT SERVICE	Payments on Bonds and Other Debt Interest	54250	Common School Fund - Interest	$74,896	$74,896
					0180 - DEBT SERVICE Total	$1,335,596	$1,335,596
0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	Lease Rental	DEBT SERVICE	Payments on Bonds and Other Debt Principal	53100	Buildings - Principal	$2,955,000	$2,955,000
0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	Lease Rental	DEBT SERVICE	Payments on Bonds and Other Debt Interest	53150	Buildings - Interest	$2,021,038	$2,021,038

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	Advancements and Obligations	DEBT SERVICE	Payments on Bonds and Other Debt Principal	54200	Common School Fund - Principal	$308,331	$308,331
0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	Advancements and Obligations	DEBT SERVICE	Payments on Bonds and Other Debt Interest	54250	Common School Fund - Interest	$65,166	$65,166
					0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY Total	$5,349,535	$5,349,535
0608 - HISTORICAL SOCIETY	Support Services-General Administration	PERSONAL SERVICES	Salaries and Wages	23110	Service Area Direction	$28,460	$28,460
0608 - HISTORICAL SOCIETY	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$75	$75
0608 - HISTORICAL SOCIETY	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$110	$110
0608 - HISTORICAL SOCIETY	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$120	$120
0608 - HISTORICAL SOCIETY	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$6,300	$6,300
0608 - HISTORICAL SOCIETY	Support Services-General Administration	PERSONAL SERVICES	Employee Benefits	23110	Service Area Direction	$6,460	$6,460
0608 - HISTORICAL SOCIETY	Support Services-General Administration	SUPPLIES	Operating Supplies	23110	Service Area Direction	$1,000	$1,000
0608 - HISTORICAL SOCIETY	Support Services-General Administration	SERVICES AND CHARGES	Professional Services	23110	Service Area Direction	$225	$225
0608 - HISTORICAL SOCIETY	Support Services-General Administration	SERVICES AND CHARGES	Other Services and Charges	23110	Service Area Direction	$1,250	$1,250
					0608 - HISTORICAL SOCIETY Total	$44,000	$44,000
1214 - CAPITAL PROJECTS (School)	Central Office	PERSONAL SERVICES	Employee Benefits	25890	Other Technology Services	$500	$500
1214 - CAPITAL PROJECTS (School)	Central Office	PERSONAL SERVICES	Employee Benefits	25890	Other Technology Services	$2,000	$2,000
1214 - CAPITAL PROJECTS (School)	Central Office	PERSONAL SERVICES	Employee Benefits	25890	Other Technology Services	$15,500	$15,500
1214 - CAPITAL PROJECTS (School)	Central Office	PERSONAL SERVICES	Employee Benefits	25890	Other Technology Services	$85,700	$85,700

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
1214 - CAPITAL PROJECTS (School)	Maintenance of Buildings	SERVICES AND CHARGES	Utility Services	26200	Maintenance of Buildings (Utilities)	$881,200	$881,200
1214 - CAPITAL PROJECTS (School)	Maintenance of Equipment	SERVICES AND CHARGES	Repairs and Maintenance	26400	Maintenance of Equipment	$753,300	$753,300
1214 - CAPITAL PROJECTS (School)	Insurance	SERVICES AND CHARGES	Insurance	26700	Insurance	$180,000	$180,000
1214 - CAPITAL PROJECTS (School)	Land Acquisition and Development	CAPITAL OUTLAYS	Land	41000	Land Acquisition and Development	$21,450	$21,450
1214 - CAPITAL PROJECTS (School)	Professional Services	SERVICES AND CHARGES	Professional Services	43000	Professional Services	$21,350	$21,350
1214 - CAPITAL PROJECTS (School)	Building Acquisition, Construction and Improvement	CAPITAL OUTLAYS	Buildings	45100	Building Acquisition, Const. and Imp.	$15,000	$15,000
1214 - CAPITAL PROJECTS (School)	Energy Savings Contracts	SERVICES AND CHARGES	Other Services and Charges	45200	Energy Savings Contracts	$481,600	$481,600
1214 - CAPITAL PROJECTS (School)	Purchase of Mobile or Fixed Equipment	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles	47000	Purchase of Mobile or Fixed Equipment	$117,500	$117,500
					1214 - CAPITAL PROJECTS (School) Total	$2,575,100	$2,575,100
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Salaries and Wages	27010	Service Area Direction	$41,200	$41,200
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Salaries and Wages	27100	Vehicle Operation	$256,400	$256,400
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27010	Service Area Direction	$120	$120
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27010	Service Area Direction	$155	$155
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27010	Service Area Direction	$175	$175
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27010	Service Area Direction	$7,650	$7,650

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 1

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27010	Service Area Direction	$12,500	$12,500
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27100	Vehicle Operation	$700	$700
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27100	Vehicle Operation	$900	$900
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27100	Vehicle Operation	$2,400	$2,400
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27100	Vehicle Operation	$49,600	$49,600
6301 - TRANSPORTATION	Student Transportation	PERSONAL SERVICES	Employee Benefits	27100	Vehicle Operation	$80,300	$80,300
6301 - TRANSPORTATION	Student Transportation	SUPPLIES	Office Supplies	27010	Service Area Direction	$300	$300
6301 - TRANSPORTATION	Student Transportation	SUPPLIES	Office Supplies	27300	Vehicle Servicing and Maintenance	$1,000	$1,000
6301 - TRANSPORTATION	Student Transportation	SUPPLIES	Operating Supplies	27300	Vehicle Servicing and Maintenance	$64,000	$64,000
6301 - TRANSPORTATION	Student Transportation	SUPPLIES	Repair and Maintenance Supplies	27300	Vehicle Servicing and Maintenance	$5,000	$5,000
6301 - TRANSPORTATION	Student Transportation	SERVICES AND CHARGES	Professional Services	27300	Vehicle Servicing and Maintenance	$500	$500
6301 - TRANSPORTATION	Student Transportation	SERVICES AND CHARGES	Professional Services	27500	Insurance on Buses	$10,000	$10,000
6301 - TRANSPORTATION	Student Transportation	SERVICES AND CHARGES	Other Services and Charges	27010	Service Area Direction	$1,450	$1,450
6301 - TRANSPORTATION	Student Transportation	SERVICES AND CHARGES	Other Services and Charges	27100	Vehicle Operation	$500	$500
6301 - TRANSPORTATION	Student Transportation	SERVICES AND CHARGES	Other Services and Charges	27600	Insurance on Pupils	$12,000	$12,000

Prescribed by the Department of Local Government Finance
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Budget Form No. 1

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
6301 - TRANSPORTATION	Student Transportation	SERVICES AND CHARGES	Other Services and Charges	27900	Other Student Transportation Services	$7,500	$7,500
6301 - TRANSPORTATION	Student Transportation	CAPITAL OUTLAYS	Machinery, Equipment, and Vehicles	27300	Vehicle Servicing and Maintenance	$72,000	$72,000
					6301 - TRANSPORTATION Total	$626,350	$626,350
6302 - BUS REPLACEMENT	Student Transportation	SERVICES AND CHARGES	Communication and Transportation	27400	Purchase of School Buses	$83,500	$83,500
					6302 - BUS REPLACEMENT Total	$83,500	$83,500
					UNIT TOTAL	$44,832,281	$44,832,281

Budget Form 2 - Estimate of Miscellaneous Revenue

Year: 2014 County: St. Joseph Unit: 7200 - Mishawaka City School Corporation

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2013	January 1 - December 31, 2014
0101 - GENERAL	1510	Interest on Investments	$2,050	$4,050
0101 - GENERAL	1741	Student and Adult Fees	$64,600	$109,200
0101 - GENERAL	1910	Rentals	$400	$7,600
0101 - GENERAL	1951	Miscellaneous Revenue from Other Schools Corporations Within the State	$147,000	$147,000
0101 - GENERAL	1994	Other Overpayments and Reimbursements	$110,800	$220,000
0101 - GENERAL	1997	Indirect Costs from Federal Government	$0	$7,000
0101 - GENERAL	1999	Other Revenue from Local Sources	$9,400	$17,000
0101 - GENERAL	3111	Basic Grant	$17,093,200	$33,917,200
0101 - GENERAL	3114	Summer School	$84,000	$84,000
0101 - GENERAL	3199	Remediation/Preventive Remediation Programs	$0	$42,650
0101 - GENERAL	3230	Gifted and Talented	$23,500	$23,500
0101 - GENERAL	3250	Medicaid Reimbursement - State	$48,000	$145,000
0101 - GENERAL	4540	Medicaid Reimbursement - Federal	$45,000	$88,000
		GENERAL	**$17,627,950**	**$34,812,200**
0180 - DEBT SERVICE	1211	License Excise Tax	$54,130	$54,125
0180 - DEBT SERVICE	1212	Commercial Vehicle Excise Tax	$2,218	$4,425
0180 - DEBT SERVICE	1231	Financial Institutions Tax	$702	$1,400
		DEBT SERVICE	**$57,050**	**$59,950**
0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	1211	License Excise Tax	$238,000	$238,000
0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	1212	Commercial Vehicle Excise Tax	$9,750	$19,550
0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	1231	Financial Institutions Tax	$3,090	$6,175
		EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	**$250,840**	**$263,725**
0608 - HISTORICAL SOCIETY	1211	License Excise Tax	$1,700	$1,700
0608 - HISTORICAL SOCIETY	1212	Commercial Vehicle Excise Tax	$70	$145
0608 - HISTORICAL SOCIETY	1231	Financial Institutions Tax	$22	$45

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2013	January 1 - December 31, 2014
0608 - HISTORICAL SOCIETY	1232	Local Option - Property Tax Replacement	$0	$0
0608 - HISTORICAL SOCIETY	1999	Other Revenue from Local Sources	$900	$2,350
		HISTORICAL SOCIETY	**$2,692**	**$4,240**
1214 - CAPITAL PROJECTS (School)	1211	License Excise Tax	$116,000	$116,000
1214 - CAPITAL PROJECTS (School)	1212	Commercial Vehicle Excise Tax	$4,750	$9,525
1214 - CAPITAL PROJECTS (School)	1231	Financial Institutions Tax	$1,500	$3,000
1214 - CAPITAL PROJECTS (School)	5310	Disposal of Real Property	$0	$75,800
		CAPITAL PROJECTS (School)	**$122,250**	**$204,325**
6301 - TRANSPORTATION	1211	License Excise Tax	$24,475	$24,475
6301 - TRANSPORTATION	1212	Commercial Vehicle Excise Tax	$1,003	$2,010
6301 - TRANSPORTATION	1231	Financial Institutions Tax	$317	$635
6301 - TRANSPORTATION	1760	Receipts from Extra-Curricular Accounts	$100,300	$146,000
		TRANSPORTATION	**$126,095**	**$173,120**
6302 - BUS REPLACEMENT	1211	License Excise Tax	$4,050	$4,050
6302 - BUS REPLACEMENT	1212	Commercial Vehicle Excise Tax	$165	$330
6302 - BUS REPLACEMENT	1231	Financial Institutions Tax	$52	$120
		BUS REPLACEMENT	**$4,267**	**$4,500**
	7200 - MISHAWAKA CITY SCHOOL CORPORATION Total		**$18,191,144**	**$35,522,060**

BUDGET REPORT FOR

Selected Year: 2014
Selected County: 71 - St. Joseph County
Selected Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Selected Fund: 0101 - GENERAL

DEPARTMENT: 1100 Regular Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$17,359,300	$17,359,300
SUPPLIES	$319,700	$319,700
SERVICES AND CHARGES	$25,800	$25,800
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$17,704,800	$17,704,800

DEPARTMENT: 1200 Special Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$206,800	$206,800
SUPPLIES	$2,650	$2,650
SERVICES AND CHARGES	$399,500	$399,500
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$608,950	$608,950

DEPARTMENT: 1400 Summer School Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$108,050	$108,050
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$108,050	$108,050

DEPARTMENT: 1600 Remediation Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$446,100	$446,100
SUPPLIES	$100	$100
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$446,200	$446,200

DEPARTMENT: 1700 Payments to Other Governmental Units within the State

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$20,200	$20,200
SERVICES AND CHARGES	$4,681,000	$4,681,000
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$4,701,200	$4,701,200

DEPARTMENT: 2100 Support Services-Students

	Published Amount	Adopted Amount
PERSONAL SERVICES	$896,650	$896,650
SUPPLIES	$5,200	$5,200
SERVICES AND CHARGES	$50,000	$50,000
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$951,850	$951,850

DEPARTMENT: 2200 Support Services-Instruction

	Published Amount	Adopted Amount
PERSONAL SERVICES	$1,035,200	$1,035,200
SUPPLIES	$95,050	$95,050
SERVICES AND CHARGES	$25,950	$25,950
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0

DEPARTMENT: 2300 Support Services-General Administration		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$343,250	$343,250
SUPPLIES	$30,300	$30,300
SERVICES AND CHARGES	$133,600	$133,600
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$507,150	$507,150

DEPARTMENT: 2400 Support Services-School Administration		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$3,007,600	$3,007,600
SUPPLIES	$4,600	$4,600
SERVICES AND CHARGES	$12,200	$12,200
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$3,024,400	$3,024,400

DEPARTMENT: 2500 Central Office		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$502,400	$502,400
SUPPLIES	$184,000	$184,000
SERVICES AND CHARGES	$151,500	$151,500
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$837,900	$837,900

DEPARTMENT: 2610 Service Area Direction		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$156,950	$156,950
SUPPLIES	$0	$0
SERVICES AND CHARGES	$30,350	$30,350
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0

DEPARTMENT: 2620 Maintenance of Buildings		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$2,594,100	$2,594,100
SUPPLIES	$139,100	$139,100
SERVICES AND CHARGES	$1,156,500	$1,156,500
CAPITAL OUTLAY	$31,900	$31,900
DEBT SERVICE	$0	$0
Total	$3,921,600	$3,921,600

DEPARTMENT: 2630 Maintenance of Grounds		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$2,300	$2,300
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$2,300	$2,300

DEPARTMENT: 2640 Maintenance of Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2650 Vehicle Maintenance (not buses)		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$11,000	$11,000
SERVICES AND CHARGES	$15,100	$15,100
CAPITAL OUTLAY	$10,000	$10,000
DEBT SERVICE	[illegible]	[illegible]

DEPARTMENT: 2660 Security Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$136,000	$136,000
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$136,000	$136,000

DEPARTMENT: 2670 Insurance		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2700 Student Transportation		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$46,000	$46,000
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$46,000	$46,000

DEPARTMENT: 3300 Community Service Operations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$277,300	$277,300
SUPPLIES	$0	$0
SERVICES AND CHARGES	$164,900	$164,900
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	[illegible]	[illegible]

DEPARTMENT: 4100 Land Acquisition and Development		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4300 Professional Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4510 Building Acquisition, Construction and Improvement		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4520 Energy Savings Contracts		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4700 Purchase of Mobile or Fixed Equipment

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5100 Principal of Debt

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5200 Interest on Debt

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5300 Lease Rental

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 5400 Advancements and Obligations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

Totals by Fund	Published Amt.: $34,818,200	Adopted Amt.:$34,818,200

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 4a (Rev. 2011)

BUDGET REPORT FOR

Selected Year: 2014
Selected County: 71 - St. Joseph County
Selected Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Selected Fund: 0180 - DEBT SERVICE

DEPARTMENT: 1100 Regular Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1200 Special Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1400 Summer School Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1600 Remediation Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1700 Payments to Other Governmental Units within the State		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2100 Support Services-Students		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2200 Support Services-Instruction		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2300 Support Services-General Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2400 Support Services-School Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2500 Central Office

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2610 Service Area Direction

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2620 Maintenance of Buildings		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2630 Maintenance of Grounds		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2640 Maintenance of Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2650 Vehicle Maintenance (not buses)		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0

DEPARTMENT: 2660 Security Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2670 Insurance		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2700 Student Transportation		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 3300 Community Service Operations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4100 Land Acquisition and Development		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4300 Professional Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4510 Building Acquisition, Construction and Improvement		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4520 Energy Savings Contracts		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4700 Purchase of Mobile or Fixed Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5100 Principal of Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$151,482	$151,482
Total	$151,482	$151,482

DEPARTMENT: 5200 Interest on Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$288,500	$288,500
Total	$288,500	$288,500

DEPARTMENT: 5300 Lease Rental		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 5400 Advancements and Obligations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$600,501	$600,501
Total	$600,501	$600,501

Totals by Fund	Published Amt. $1,335,596	Adopted Amt. $1,335,596

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 4a (Rev. 2011)

BUDGET REPORT FOR

Selected Year: 2014
Selected County: 71 - St. Joseph County
Selected Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Selected Fund: 0188 - EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY

DEPARTMENT: 1100 Regular Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1200 Special Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1400 Summer School Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1600 Remediation Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1700 Payments to Other Governmental Units within the State		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2100 Support Services-Students		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2200 Support Services-Instruction		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2300 Support Services-General Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2400 Support Services-School Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2500 Central Office

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2610 Service Area Direction

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2620 Maintenance of Buildings

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2630 Maintenance of Grounds

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2640 Maintenance of Equipment

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2650 Vehicle Maintenance (not buses)

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2660 Security Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2670 Insurance		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2700 Student Transportation		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 3300 Community Service Operations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4100 Land Acquisition and Development		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4300 Professional Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4510 Building Acquisition, Construction and Improvement		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4520 Energy Savings Contracts		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4700 Purchase of Mobile or Fixed Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5100 Principal of Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5200 Interest on Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5300 Lease Rental		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
[illegible]	[illegible]	[illegible]

DEPARTMENT: 5400 Advancements and Obligations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$373,497	$373,497
Total	$373,497	$373,497

Totals by Fund	Published Amt.: $5,349,535	Adopted Amt.: $5,349,535

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 4a (Rev. 2011)

BUDGET REPORT FOR

Selected Year: 2014
Selected County: 71 - St. Joseph County
Selected Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Selected Fund: 0608 - HISTORICAL SOCIETY

DEPARTMENT: 2300 Support Services-General Administration		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$41,525	$41,525
SUPPLIES	$1,000	$1,000
SERVICES AND CHARGES	$1,475	$1,475
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$44,000	$44,000

Totals by Fund	Published Amt.: $44,000	Adopted Amt: $44,000

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 4a (Rev. 2011)

BUDGET REPORT FOR

Selected Year: 2014
Selected County: 71 - St. Joseph County
Selected Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Selected Fund: 1214 - CAPITAL PROJECTS (School)

DEPARTMENT: 1100 Regular Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1200 Special Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1400 Summer School Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1600 Remediation Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1700 Payments to Other Governmental Units within the State		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2100 Support Services-Students		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2200 Support Services-Instruction		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2300 Support Services-General Administration		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2400 Support Services-School Administration		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2500 Central Office		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$103,700	$103,700
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$103,700	$103,700

DEPARTMENT: 2610 Service Area Direction		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2620 Maintenance of Buildings		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$881,200	$881,200
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$881,200	$881,200

DEPARTMENT: 2630 Maintenance of Grounds		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2640 Maintenance of Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$753,300	$753,300
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$753,300	$753,300

DEPARTMENT: 2650 Vehicle Maintenance (not buses)		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2660 Security Services

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2670 Insurance

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$180,000	$180,000
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$180,000	$180,000

DEPARTMENT: 2700 Student Transportation

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 3300 Community Service Operations

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4100 Land Acquisition and Development		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$21,450	$21,450
DEBT SERVICE	$0	$0
Total	$21,450	$21,450

DEPARTMENT: 4300 Professional Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$21,350	$21,350
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$21,350	$21,350

DEPARTMENT: 4510 Building Acquisition, Construction and Improvement		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$15,000	$15,000
DEBT SERVICE	$0	$0
Total	$15,000	$15,000

DEPARTMENT: 4520 Energy Savings Contracts		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$481,600	$481,600
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4700 Purchase of Mobile or Fixed Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$117,500	$117,500
DEBT SERVICE	$0	$0
Total	$117,500	$117,500

DEPARTMENT: 5100 Principal of Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5200 Interest on Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5300 Lease Rental		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 5400 Advancements and Obligations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

Totals by Fund	Published Amt.: $2,575,100	Adopted Amt.:$2,575,100

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 4a (Rev. 2011)

BUDGET REPORT FOR

Selected Year: 2014
Selected County: 71 - St. Joseph County
Selected Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Selected Fund: 6301 - TRANSPORTATION

DEPARTMENT: 1100 Regular Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1200 Special Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1400 Summer School Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1600 Remediation Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1700 Payments to Other Governmental Units within the State		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2100 Support Services-Students		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2200 Support Services-Instruction		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2300 Support Services-General Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2400 Support Services-School Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2500 Central Office

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2610 Service Area Direction

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2620 Maintenance of Buildings		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2630 Maintenance of Grounds		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2640 Maintenance of Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2650 Vehicle Maintenance (not buses)		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE		

DEPARTMENT: 2660 Security Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2670 Insurance		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2700 Student Transportation		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$452,100	$452,100
SUPPLIES	$70,300	$70,300
SERVICES AND CHARGES	$31,950	$31,950
CAPITAL OUTLAY	$72,000	$72,000
DEBT SERVICE	$0	$0
Total	$626,350	$626,350

DEPARTMENT: 3300 Community Service Operations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4100 Land Acquisition and Development		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4300 Professional Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4510 Building Acquisition, Construction and Improvement		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4520 Energy Savings Contracts		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4700 Purchase of Mobile or Fixed Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5100 Principal of Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5200 Interest on Debt		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5300 Lease Rental		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 5400 Advancements and Obligations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

Totals by Fund Published Amt.: $626,350 Adopted Amt.: $626,350

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 4a (Rev. 2011)

BUDGET REPORT FOR

Selected Year: 2014
Selected County: 71 - St. Joseph County
Selected Unit: 7200 - MISHAWAKA CITY SCHOOL CORPORATION
Selected Fund: 6302 - BUS REPLACEMENT

DEPARTMENT: 1100 Regular Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1200 Special Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1400 Summer School Programs

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1600 Remediation Programs		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 1700 Payments to Other Governmental Units within the State		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2100 Support Services-Students		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2200 Support Services-Instruction		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2300 Support Services-General Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2400 Support Services-School Administration

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2500 Central Office

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2610 Service Area Direction

	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2620 Maintenance of Buildings		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2630 Maintenance of Grounds		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2640 Maintenance of Equipment		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2650 Vehicle Maintenance (not buses)		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 2660 Security Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2670 Insurance		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 2700 Student Transportation		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$83,500	$83,500
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$83,500	$83,500

DEPARTMENT: 3300 Community Service Operations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4100 Land Acquisition and Development		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4300 Professional Services		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4510 Building Acquisition, Construction and Improvement		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 4520 Energy Savings Contracts		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 4700 Purchase of Mobile or Fixed Equipment	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5100 Principal of Debt	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5200 Interest on Debt	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

DEPARTMENT: 5300 Lease Rental	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0

DEPARTMENT: 5400 Advancements and Obligations		
	Published Amount	Adopted Amount
PERSONAL SERVICES	$0	$0
SUPPLIES	$0	$0
SERVICES AND CHARGES	$0	$0
CAPITAL OUTLAY	$0	$0
DEBT SERVICE	$0	$0
Total	$0	$0

Totals by Fund Published Amt.: $83,500 Adopted Amt.: $83,500

Totals by Unit Published Amt.: [illegible] Adopted Amt.: [illegible]

Form Signature

NAME

TITLE

SIGNATURE/PIN

DATE

I hereby acknowledge that the submission of this document through the Gateway password and PIN system constitutes an "electronic signature" as defined in IC 5-24-2-2. This submission is intended to, and hereby does, constitute authentication and approval of the submitted document as required by the Indiana Code. I understand that this electronic signature takes the place of my handwritten signature and accomplishes the same purposes as would my handwritten signature in the same circumstance. I further acknowledge that this electronic signature has the same force and effect as my handwritten signature and can and will be used for all lawful purposes. I affirm that I have the real and apparent authority to electronically sign and submit this document on behalf of the unit.

Prescribed by the Department of Local Government Finance
Approved by the State Board of Accounts

Budget Form No. 3 (Rev. 2013)

NOTICE TO TAXPAYERS

Complete details of budget estimates by fund and/or department may be seen by visiting the office of this unit of government at **600 E. 3rd St. Mishawaka - Council Chambers.** The political subdivision or appropriate fiscal body shall publish this notice twice in accordance with IC 5-3-1 with the first publication at least ten days before the date fixed for the public hearing and the second publication at least three days before the date fixed for the public hearing.

Notice is hereby given to taxpayers of **MISHAWAKA CITY SCHOOL CORPORATION, St. Joseph County**, Indiana that the proper officers of **City of Mishawaka** will conduct a public hearing on the year **2014** budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of **City of Mishawaka** not more than seven days after the hearing. The objection petition must identify the provisions of the budget, tax rate, or tax levy to which taxpayers object. If a petition is filed, **City of Mishawaka** shall adopt with the budget a finding concerning the objections in the petition and testimony presented. Following the aforementioned hearing, the proper officers of **City of Mishawaka** will meet to adopt the following budget:

Public Hearing Date	Monday, October 07, 2013
Public Hearing Time	7:00 PM
Public Hearing Location	600 E. 3rd St. Mishawaka - Council Chambers

Adoption Meeting Date	Monday, October 21, 2013
Adoption Meeting Time	7:00 PM
Adoption Meeting Location	600 E. 3rd St. Mishawaka - Council Chambers

Est. Transportation Max Levy	$800,000
Est. Bus Repl. Max Levy	$100,000

1 Fund Name	2 Budget Estimate	3 Maximum Estimated Funds to be Raised (including appeals and levies exempt from maximum levy limitations)	4 Excessive Levy Appeals	5 Current Tax Levy
0101-GENERAL	$34,818,200	$0	$0	$0
0180-DEBT SERVICE	$1,335,596	$1,800,000	$0	$1,121,351
0188-EXEMPT DEBT - LAKE AND ST. JOSEPH COUNTIES ONLY	$5,349,535	$6,000,000	$0	$4,930,273
0608-HISTORICAL SOCIETY	$44,000	$65,000	$0	$35,307
1214-CAPITAL PROJECTS (School)	$2,575,100	$2,700,000	$0	$2,402,996
6301-TRANSPORTATION	$626,350	$800,000	$0	$507,009
6302-BUS REPLACEMENT	$83,500	$100,000	$0	$84,031
Totals	$44,832,281	$11,465,000	$0	$9,080,967