# AGENDA

## June 15, 2020

**Meetings of Standing Committees**
**Council Conference Room**
**6:45PM**

**REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL**
**COUNCIL CHAMBERS/CITY HALL**
**7:00PM**

**WebEx Telephone Number: 1-408-418-9388**
**WebEx Access Code: 129 100 2855**

**Livestream #1: https://www.facebook.com/cityofmishawaka/**
**Livestream #2: @MichianaAccessTV on Facebook**
**Livestream #3: Michiana Access TV**
**(Comcast and AT&T U-Verse Channel 99)**

**To connect on-line join using Microsoft Lync or Microsoft Skype for Business**

Dial 1291002855.mishawaka@lync.webex.com

**Members of the public will be asked to place their microphone on mute during the Meeting, with the exception of any public hearing. At the appropriate point in the public hearing, the Council President will invite the public to unmute their microphone for purposes of submitting such comments, one person at a time. All persons wishing to make public comments will be asked to first state their name and address for the record. After completing his/her public comments, members of the public will once again be asked to place their microphone on mute. Thank you for your cooperation.**

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of June 01, 2020

5. Petitions, Communications, Remonstrance and Memorials

A letter from the Historic Preservation Commission regarding recommendations from their June 02, 2020 meeting.

A letter from the Board of Zoning Appeals regarding their recommendations from their June 2020 meeting

A letter from the City Plan Commission regarding their recommendations from their June 2020 meeting.

6. Report of Special Committee

7. Ordinances on First Reading

P.O. No. 2020-19 An Ordinance Amending Chapter 125 Historic Preservation to include removal of historic district designation or de-designation.

P.O. No. 2020-20 An Ordinance to maintain NormaIn Heights as a Conservation District.

P.O. NO. 2020-21 Rezone from I-2 Heavy Industrial to R-1 Single Family Residential to allow for addition to Garage on property with an existing Single-Family House – 3706 York Street

P.O. No. 2020-22 Annex & Zone to C-1 General Commercial for Future Medical Office – 16813 Douglas Road

8. Resolutions

R2020-12 Fiscal Plan Annexation for 52921, 52861, 52885,& 52841 Fir Rd.

R2020-13 Use Variance to allow Pet Grooming & Office Use- 623 E. 4th St.

9. Ordinances on Second Reading

P.O. No.2020-13 PUD Amendment to allow Quick Service Oil Changes as a use and Reduction of Parking Spaces, Setbacks and Landscaping – 317 W. Indian Ridge Blvd.
(Assigned to Land Use Planning Committee)

P.O. No.2020-14 Annex and Rezone to C-1 General Commercial – 52921,52861, 52885, & 52841 Fir Rd.
**VOTE ONLY**
(Assigned to Land Use Planning Committee)

P.O. No.2020-16AA Transferring and Appropriating $515,000 from CEDIT Fund to CEDIT Revolving Loan Fund for COVID-19 Emergency Loan Program
(Assigned to Budget and Finance Committee)

P.O. No. 2020-17 Transfer of Funds and Additional Appropriation
Motor Vehicle Highway Restricted Fund $427,150.00
TO:
Local Bridge and Road Matching Grant fund

Additional Appropriation of Funds to:
Local Bridge and Road Matching Grant Fund $854,300.00
(Assigned to Budget and Finance Committee)

P.O. No. 2020-18 Additional Appropriation to various Departments in the amount of $117,208.00
(Assigned to Budget and Finance Committee)

10. Privilege of the Floor – Non-Agenda Items

11. Unfinished Business

12. New Business

Mayor Wood COVID-19 Update

13. Adjournment – This meeting will be aired Wednesday at 9:00AM on the Public Access Channel

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

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

***Note: The Mishawaka Common Council has instituted changes in the way in which its meetings will be conducted during the current public health emergency. These changes are consistent with the terms of multiple Executive Orders issued by Governor Holcomb, as well as related legal guidance. It is anticipated that the Council's normal meeting procedures will be reinstituted at the conclusion of the public health emergency. In the meantime, physical attendance at Council meetings will continue to be restricted in accordance with relevant guidance related to limitations on public gatherings and social distancing. During the public health emergency, Council members, as well as members of the public and media, will continue to be afforded the opportunity to remotely access Council meetings. Recordings of Council meetings (if applicable) and the minutes of the meetings will also be made available to the public and the media as soon as is possible.***

**REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL**

**June 1, 2020**

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall and via telephone on Monday, June 1, 2020 at 7:00PM. The meeting was called to order by President Gregg Hixenbaugh all were asked to stand for the Pledge of Allegiance, followed by a moment of silence remembering those who have been lost to the COVID-19 virus.

**Roll Call.**

**Present: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.**

Others Present: Mike Trippel, Council Attorney and Clerk Block.

Minutes for the Regular meeting of May 18, 2020 were approved as received from the Clerk's Office.

Clerk Block read the following appeal and petitions to the council, who referred the, to the Board of Zoning Appeals and the City Plan Commission for their recommendation.

**APPEAL NO. 2020-21** Use Variance to allow Pet Grooming & Office Use 623 E. 4th Street

**PETITION NO. 2020-10** Rezone from I-2 Heavy Industrial to R-1 Single Family Residential to allow addition to Garage on property with an existing Single-Family House – 3706 York Street

**PETITION NO. 2020-11** Annex & Zone to C-1 General Commercial for Future Medical Office – 16813 Douglas Road

**PETITION NO. 2020-12** PUD Amendment to allow for Mixed Use Development to allow Residential, Commercial, and Industrial Use – Vacant Land S. of Vistula Road & W. of Cedar Road.

**Presentation of Encumbered Funds**

Clerk Block read the following proposed ordinances by title and assigned committee.

**PROPOSED ORDINANCE 2020-17**

**AN ORDINANCE TRANSFERRING FUNDS FROM THE MOTOR VEHICLE HIGHWAY RESTRICTED FUND OF THE CITY OF MISHAWAKA TO THE LOCAL ROAD & BRIDGE MATCHING GRANT FUND OF THE CITY OF MISHAWAKA FOR**

**THE CALENDAR YEAR ENDING DECEMBER 31, 2020 AND AN ORDINANCE APPROPRIATING ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2020**
**Transfer of Funds and Additional Appropriation Motor Vehicle Highway Restricted Fund $427,150.00 to: Local Bridge and Road Matching Grant Fund; Additional Appropriation of Funds to: Local Bridge and Road Matching Grant Fund $854,300.00**
**(Assigned to Budget & Finance Committee)**

**PROPOSED ORDINANCE 2020-18**

**AN ORDINANCE DECLARING AN EMERGENCY AND DETERMINING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2020**
**Additional Appropriation to various Departments in the amount of $117,208.00**
**(Assigned to Budget & Finance Committee)**

Clerk Block read the following resolution by title and opened the public hearing.

**RESOLUTION NO. 2020-11**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, ESTABLISHING A REVOLVING FIND PURSUANT TO INDIANA CODE 5-1-14-14, AUTHORIZING A COVID-19 LOAN PROGRAM UNDER SUCH REVOLVING FUND, AND CERTAIN RELATED MATTERS**

Ken Prince, City Planner, spoke in favor of **RESOLUTION NO. 2020-11**. Mr. Prince began stating he has been asked to lead recovery efforts for the city and there were three programs constructed for the city to help with the recovery from COVID-19. He stated the first program involved the Community Development Block Grant Program receiving $282,000 of federal funds. Mr. Prince explained the federal government waived the requirement of the funds, (maximum of 15% of the funds can go to sub recipients) now all of the funds can go to sub recipients. He continued to explain a large portion has gone to low income individuals who could not handle the expenses of the crisis, including the Food Pantry, YWCA, and School City. Mr. Prince went on to state the second program was the Small Business Loan program. He explained the plan was worth $500,000 of money for loans, capping at $10,000 as a maximum per business. Mr. Prince listed the terms of this plan; the first 6 months require no payment and the remaining balance of the loan would need to be paid within 18 months. Mr. Prince also added Lake City Bank has provided input for the program and they were handling administrative side of the program while asking for the cap of 3%. Mr. Prince concluded listing the eligibility requirements for this program were; business must be in Mishawaka, they must certify the need for the loan based on the COVID-19 crisis, they must identify these funds will help keep business running, they must have been in business by 2/15/2020, the maximum annual revenue of the business cannot exceed $2 million to qualify as a small business, they must exceed Small Business Association requirements, charitable organizations, not-for-profit service clubs, lodges or fraternal organizations were eligible if they own a business address, own a commercial store front and were open to the public. He stated the applicant must indicate if they received money from Payment Protection Program or Economic Disaster Loan Program and the business' credit score must be of 620 or higher.

Mr. Emmons asked what would happen if a reoccurrence of the virus surfaced, would be an extension for the payment. Mr. Prince answered stating the issue would have to be approached at that time.

Mr. Bellovich asked were businesses allowed to request less than the $10,000. Mr. Prince answered yes.

Mr. Mammolenti asked could companies request more than the $10,000. Mr. Prince replied no, they cannot, the cap was set at $10,000. Mr. Mammolenti also asked when the funds would be available. Mr. Prince answered they should be available by mid-June and more will be advertised when a certain date was approved. Mr. Mammolenti concluded asking what would be of a business with a credit score of 800 prior to COVID-19 but now has a credit score below 620. Mr. Prince stated the business would  be deemed unworthy and would not receive the loan.

Mrs. Voelker asked if the business must have a business address by 2/15/2020 to qualify. Mr. Prince answered stating that was not identified, but will be looked into properly.

Mr. Hixenbaugh thanked Mr. Prince, Mayor Wood, City Controller Rebecca Miller, and others for the work they have done under difficult circumstances. Mr. Hixenbaugh also asked if the relationship between this program and the CARES Act funds to be received would intersect. Mr. Prince answered these funds would be eligible to be reimbursed but requires more investigation.

Mr. Hazen thanked all involved for their efforts in a limited amount of time.

Question was called for at 7:25PM for **RESOLUTION NO. 2020-11 Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**
**Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.**

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

**PROPOSED ORDINANCE NO. 2020-12**

**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.**
**Rezone from C-1 General Commercial, C-5 Neighborhood Commercial and I-2 Heavy Industrial to R-3 Multi-Family Residential – 1215 & 1225 E. Jefferson**

Mr. Emmons reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the entire committee upon a second by Mr. Banicki motion carried.

Greg Sharen, Danch Harner Associates, represented Mark and Debra Kamm who were requesting the rezoning. Mr. Sharen stated the petitioners intend to sell the property to the VFW and put 7 small residential units in the area for veterans. The housing units would be approximately 400 to 500 square feet and nicely constructed homes.

Jim Metherd, President of Get Wet for a Vet, spoke in favor of **PROPOSED ORDINANCE NO. 2020-12**. Mr. Metherd stated his main goal was to provide a sense of personal accomplishment and ownership to veterans in need of help. He said the space west of VFW will have 6 to 8 tiny homes, an area for a garden, and a gathering area for the veterans surrounded by a fire pit and service flags. Mr. Metherd also stated they will allow community members to sponsor bricks to sustain revenue needed. Mr. Metherd concluded stating there will be a group to help with the project and many community businesses were very excited for this opportunity.

Mrs. Voelker asked about the timeline for this project. Mr. Metherd said the goal was to announce it at the first Get Wet Event on August 1st. He added the trees should be down, buildings be removed to break ground by next spring. Mrs. Voelker also asked what services would be available for the veterans. Mr. Metherd said they had many plans to assist vets including wellness checks, weekly house calls and a possible appointment of a caretaker for the property.

Mr. Mammolenti asked how a veteran would become eligible. Mr. Metherd explained they were waiting for the Board of Directors to be established. Mr. Metherd continued explaining he wants veterans to be able to provide for themselves but did not have a clear answer right now. Mr. Mammolenti also asked if they contacted similar programs around the country. Mr. Metherd answered he has not looked into those programs, because they had not yet been approved.

Mr. Hixenbaugh asked how someone in close proximity of the neighborhood could be sure that this will be a positive addition to the neighborhood. Mr. Metherd stated there will be criteria established to ensure the individuals living in these homes are appropriate to be in close proximity with others. Mr. Hixenbaugh also asked for clarification of the oversight with VFW so problems don't occur as result of the development. Mr. Metherd stated they have received a verbal agreement from the VFW and they will task members to do wellness checks on a weekly basis. Mr. Hixenbaugh asked if there would be adequate funding available to maintain the property over time. Mr. Metherd stated a specific nonprofit will be constructed so there will be funding available with a treasurer.

Mrs. DeMaegd asked would it be single residents, and will it be for men and women. Mr. Metherd answered both will be allowed.

Mike Klotz, 1226 E Stanley, spoke in opposition of the **PROPOSED ORDINANCE NO. 2020-12**. Mr. Klotz asked will there be a wall built to reduce water runoff in the area and where it will be in association with the alley. Mr. Hixenbaugh stated they will ask the architect directly. Mr. Klotz also stated he has been in the area forty years.

Mr. Compton stated this could be a great opportunity to eliminate all past problems and start fresh in terms of housing.

Greg Sharen stated the next stage will be the site plan stage to keep all the water on site. Mr. Sharen continued stating there will be no retention pond with underground storage and the buildings will be approximately 15 feet from the property line and alley.

Mr. Hixenbaugh stated this will be an exciting project and the VFW has been a great partner in Mishawaka for many years. Mr. Hixenbaugh also asked Mr. Metherd, and everybody involved to be good neighbors to those surrounding the area and further explaining of this project could result in a win-win for all.

Question was called for at 7:51PM for **PROPOSED ORDINANCE NO. 2020-12** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**
**Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.** Thus, it becomes **ORDINANCE NO. 5693**

## PROPOSED ORDINANCE NO. 2020-13

**AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS THE "ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.**
**PUD Amendment to allow Quick Service Oil Changes as a use and Reduction of Parking Spaces, Setbacks and Landscaping – 317 W. Indian Ridge Blvd. (Petitioner Requesting Postponement to June 15th meeting)**

Clerk Block read a letter from the petitioner requesting postponement until June 15, 2020.

Mr. Hixenbaugh made a motion to postpone hearing for **PROPOSED ORDINANCE NO. 2020-13** to June 15th meeting upon a second by Mr. Emmons **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.**

## PROPOSED ORDINANCE NO. 2020-14

**AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE**
**Annex and Rezone to C-1 General Commercial – 52921, 52861, 52885, & 52841 Fir Rd.**

**PUBLIC HEARING-NO VOTE**

Mr. Banicki reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the entire committee upon a second by Mr. Emmons motion carried.

Greg Sharen, Danch Harner Associates, spoke in favor of **PROPOSED ORDINANCE NO. 2020-14**. Mr. Sharen stated there were currently 4 properties along Fir Road with 4 residents. He continued to explain the plan was to take down 3 of the properties to develop a medical facility south of the site and a proposed retail facility developed north of the site. Mr. Sharen said the remaining residence will be kept for the foreseeable future. He continued explaining the project will be done in phases, beginning with the medical facility. Mr. Sharen concluded stating they will go through the site plan review process to meet all the city standards.

Mrs. Voelker asked if there will be a health care business interested in the site. Mr. Sharen stated he believes a dental facility is interested.

The Public hearing was closed at 7:56PM.

## PROPOSED ORDINANCE NO. 2020-15

**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.**
**Rezone from I-1 Light Industrial to C-3 City Center Commercial – 407 W. Fourth St.**

Mr. Bellovich reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the entire committee upon a second by Mr. Banicki motion carried.

Mr. Compton made a motion to postpone **PROPOSED ORDINANCE NO. 2020-15** indefinitely until a petitioner comes forward with a second by Mr. Banicki.

## PROPOSED ORDINANCE NO. 2020-16

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, TRANSFERRING AND APPROPRIATING FIVE HUNDRED AND FIFTEEN THOUSAND DOLLARS ($515,000.00) FROM THE CEDIT FUND TO THE CEDIT REVOLVING LOAN FUND AND AUTHORIZING THE USE OF SAID FUNDS FOR THE PURPOSE OF MAKING LOANS UNDER THE COVID-19 EMERGENCY LOAN PROGRAM**
**Amendment Required**

Clerk Block stated once the amendment takes place, there must be a re-advertisement due to the dollar amount being more than the previous advertisement.

Mrs. Voelker made a motion to amend **PROPOSED ORDINANCE NO. 2020-16** with a second from Mr. Emmons the motion carried.

Question was called for at 8:02PM **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 9).**Yes:** Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.

Mr. Hixenbaugh also entertained a motion to postpone the public hearing to allow for re-advertisement. Mrs. Voelker made a motion with a second from Mr. Banicki the motion carried.

Mr. Compton made a motion to add **PROPOSED ORDINANCE NO. 2020-15** back to the agenda for second reading because Paul Mead became able to electronically attend the meeting. Upon a second from Mr. Bellovich, motion carried. The public hearing was once again open for the proposed ordinance.

**PROPOSED ORDINANCE NO. 2020-15**

**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.**

**Rezone from I-1 Light Industrial to C-3 City Center Commercial – 407 W. Fourth**

Paul Mead, M Group (owner of the building), spoke in favor of **PROPOSED ORDINANCE NO. 2020-15**. Mr. Mead began stating the building has been used as 4 apartments as far back as 1982. He said they are requesting to rezone the property to C-3 City Center Commercial, which would be more suitable for the area.

Mrs. Voelker asked what brought Mr. Mead to come to the council to ask for this rezoning. Mr. Mead stated they went to refinance the property and the rezoning did not match; they were looking to get it corrected.

Question was called for at 8:07PM for **PROPOSED ORDINANCE NO. 2020-15** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**
**Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh.** Thus, it becomes **ORDINANCE NO. 5694**

## PRIVILEGE OF THE FLOOR – NON AGENDA ITEMS

Mr. Prince spoke about the distribution of plans for the new municipal services building the previous Liberty Mutual building. Mr. Prince announced they have discontinued the contract with Cressy and marketing of building, it will officially be a municipal services building.

Mr. Hixenbaugh asked were there any offers for the property through Cressy. Mr. Prince stated there were two inquiries with one being not near appropriate and the other being too expensive of an endeavor to act on.

**NEW BUSINESS**

Mr. Compton asked Mayor Wood if there were any updates on being included with St. Joseph Hospital emails. Mayor Wood stated he is not included on email list and levels of the virus have been consistent. Mayor Wood stated he checked to see if the numbers of COVID-19 by zip code were available, he did not receive them from the Health Department but has been receiving numbers of how many people out of 100,000 would be positive in a particular area. Mayor Wood continued in his update stating there was not a particular spike in numbers and an internal group had been put together. Mayor Wood also stated there will be people who will test positive and there was a plan to help those and their families affected .

Mr. Mammolenti asked if any city employees have tested positive. Mayor Wood answered they anticipate we now have city employees who have tested positive and that they are working with the clinic to get those results.

Mr. Hixenbaugh asked if Mayor Wood could share a formalized plan with the council if a city employee were to test positive. Mayor Wood stated if it were in a Public Safety Department, there would be specific protocols and will see if they can be shared. Mayor Wood went on to state the Merrifield Pool will be closed for the entire season and the splash pads will open June 14th.

Mr. Emmons asked how social distancing, disinfecting, and procedures will be enforced for the splash pads. Mayor Wood answered stating the CDC rules say disinfecting of playgrounds is not recommended, because of the amount of times they will be touched and it is not practical. He continued to say splash pads will follow under the same procedures and will not be disinfected. Mayor Wood also stated they are relying on the public to continue to social distance and heed the recommendations made to keep others safe. Mayor Wood also mentioned they are not sure the use of fireworks will be safe during the season, but a final decision has not been made.

Mr. Hixenbaugh agreed with Mayor Wood on closing the Merrifield Pool, as tough as that decision may be. Mr. Hixenbaugh also stated he participated in the last zoom meeting with the hospital and asked for the invitation to be extended to the rest of the council for their next meeting so they will be able to receive the great information shared. Mr. Hixenbaugh also asked if there will be any preparations made due to the unrest going on across the country. Mayor Wood stated Mishawaka prepared the best they can be, and we will be relying on State Police and other neighboring agencies if needed. Mayor Wood concluded they are continuing to monitor social media and local stores to ensure businesses are not being harmed and no curfew had been instituted.

Mrs. DeMaegd thanked Mrs. Voelker for taking her time to work the polls.

Mr. Mammolenti stated the first neighborhood watch zoom meeting was very successful and also announced there will be another zoom neighborhood watch meeting for Twin Branch on 6/17 at 7PM.

Mr. Hixenbaugh encouraged all to contact the Mishawaka High School athletic department to purchase masks and aid with fundraising.

ADJOURNMENT 8:32PM

| | |
|---|---|
| Deborah S. Block /s/ | Gregg A. Hixenbaugh /s/ |
| Deborah S. Block, IAMC, MMC, City Clerk | Gregg A. Hixenbaugh, President |

MISHAWAKA
HISTORIC
PRESERVATION
COMMISSION

June 3, 2020

RECEIVED
DEBORAH S. BLOCK, MMC
JUN 03 2020
CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Historic Preservation Commission Recommendation
June 2, 2020 Public Hearing
Certification of Proposed Ordinance

Honorable Members:

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

**HPC #20-01** An ordinance amending Chapter 125 Historic Preservation to include removal of historic district designation or de-designation.

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

**HPC #20-02** An ordinance to maintain Normain Heights as a Conservation District within the City of Mishawaka, Indiana. A Conservation District requires a certificate of appropriateness for 1) the demolition of a building; 2) the moving of a building; and 3) the construction of a new building. The District is legally described as: Lots 4 -316 Normain Heights, Lot 1 Normain Heights 1st Minor, and Lot 1 Main McKinley Corrective Plat, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana.

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

Pursuant to I.C. 36-7-11 the Historic Preservation Commission hereby certifies to the Mishawaka Common Council the attached proposed Ordinance regarding the above matter.

Sincerely,

Christa Hill

Christa Hill
Secretary, Historic Preservation Commission

*enc*

***TOMORROW LIVES IN THE LIGHT OF OUR PAST***

Department of Community Development & Planning • City Hall • 600 East Third Street • Mishawaka, IN 46544
(574) 258-1625 Fax (574) 968-6999
www.Mishawaka.in.gov

# City of Mishawaka

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

RECEIVED
DEBORAH S. BLOCK, MMC
JUN 10 2020
CITY CLERK
MISHAWAKA, IN

June 10, 2020

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
June 9, 2020, 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 #20-21** An appeal submitted by Michiana Rental Properties, LLC, requesting a Use Variance for **623 East Fourth Street** to allow for a dog grooming salon.

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

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

cc: Matt Vukovich

## REVISED STAFF REPORT

Location: 623 E Fourth

Date: June 9, 2020

Appeal: 20 21

Prepared By: CH

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | Michiana Rental Properties LLC (Matt Vukovich) |
| Status: | Property Owner |
| Request: | Use variance to allow a dog groomer in R-1 Single Family Residential District. |
| Zoning Classification: | R-1 Single Family Residential |
| Lot Size: | 22′ x 22′ |
| Applicable Regulations: | Section 137-42 / (5) Board of Zoning Appeals – Developmental Variance; Section 137-165 / R-1 District - Uses |

## SPECIAL INFORMATION

| | | |
|---|---|---|
| Area Development Pattern: | North: | R-1 Single Family Residential & R-2 Two-Family Residential |
| | South: | R-1 Single Family Residential |
| | East: | R-1 Single Family Residential |
| | West: | R-1 Single Family Residential |
| Thoroughfare: | Fourth Street | |
| School District: | School City of Mishawaka | |
| Township: | Penn | |
| Public Utilities: | All utilities are available and existing to the site. | |
| Comprehensive Plan: | Low Density Residential | |

## ANALYSIS

The Appellant is requesting a use variance to allow dog grooming in the R-1 Single Family Residential District.

The building was built in 1925, according to tax records. In 1977, ordinance 2094 allowed a two-chair beauty shop. In October of 2019, we approved a Use Variance for a tailor/alteration shop.

A Use Variance was requested to allow the existing use of dog grooming in order to allow the continuation of a business without opening up the site to more intense uses that would be allowed in a commercial zoning. The zoning ordinance differentiates between beauty/barber shop and pet grooming, however, the owner was under the impression the previous approval for a beauty shop included pet grooming, therefore The Grooming Room has been operating at this location for approximately 6 weeks.

The building is not set up to be a residential dwelling because there is no kitchen and not a full bathroom. The building sits on the same lot with another single family home, which also precludes it from becoming a dwelling without zoning action, subdivision, and/or variances.

Since it is still zoned R-1 Single Family Residential, only a one square foot sign would be allowed. When it was a hair salon, there has been a sign there in the past. As a condition of this approval, Staff would recommend one sign per building face at no larger than 10 square feet each.

All pertinent departments reviewed the request. Engineering asked about parking and how the dog hair is handled. The Building Department will require an occupancy permit.

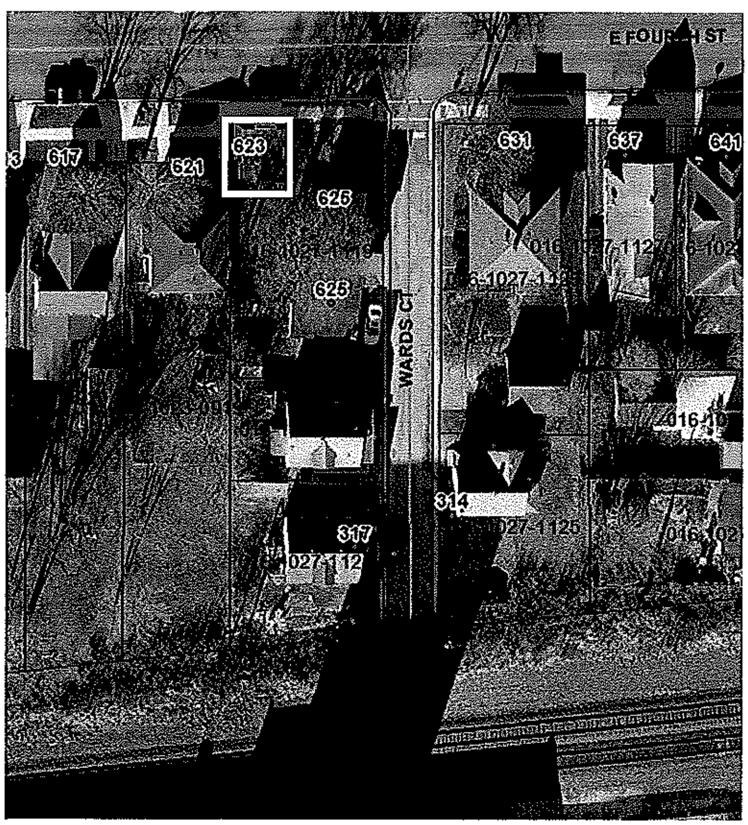
## RECOMMENDATION

The Planning Staff recommends approval of Appeal 20-21 to allow a use variance for a dog grooming shop in the R-1 Single Family Residential District at 623 E Fourth St, including one sign per building face at no larger than 10 square feet each. This recommendation is based upon the following findings of fact:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because no physical changes are being made to the exterior of the property;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the property has been used as a similarly low intensity business for many years, without any problems that we know of;
3. The need for the variance arises from some condition peculiar to the property in that the building can only be used as a two-chair beauty shop or tailor/alteration shop;
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 building has been used as a business since at least 1977 and does not meet the definition of a single-family dwelling;
5. The recommendation is consistent with Comprehensive Plan which indicates low density residential uses for this area.

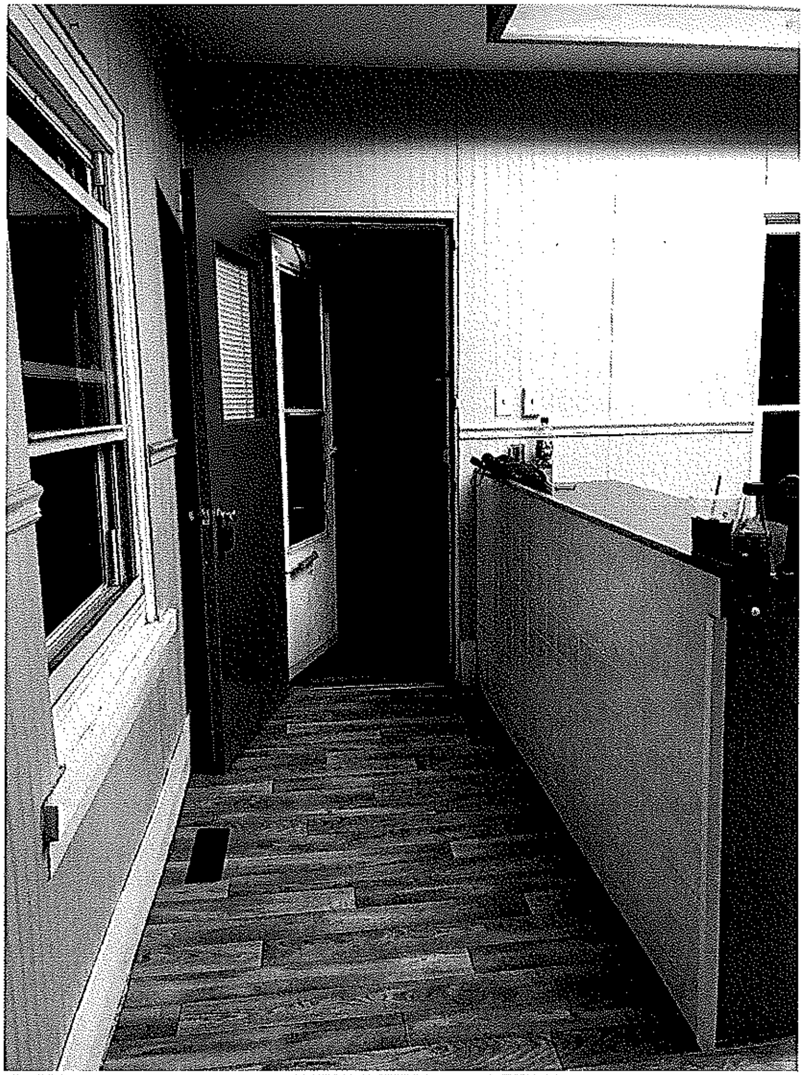
## ATTACHMENTS

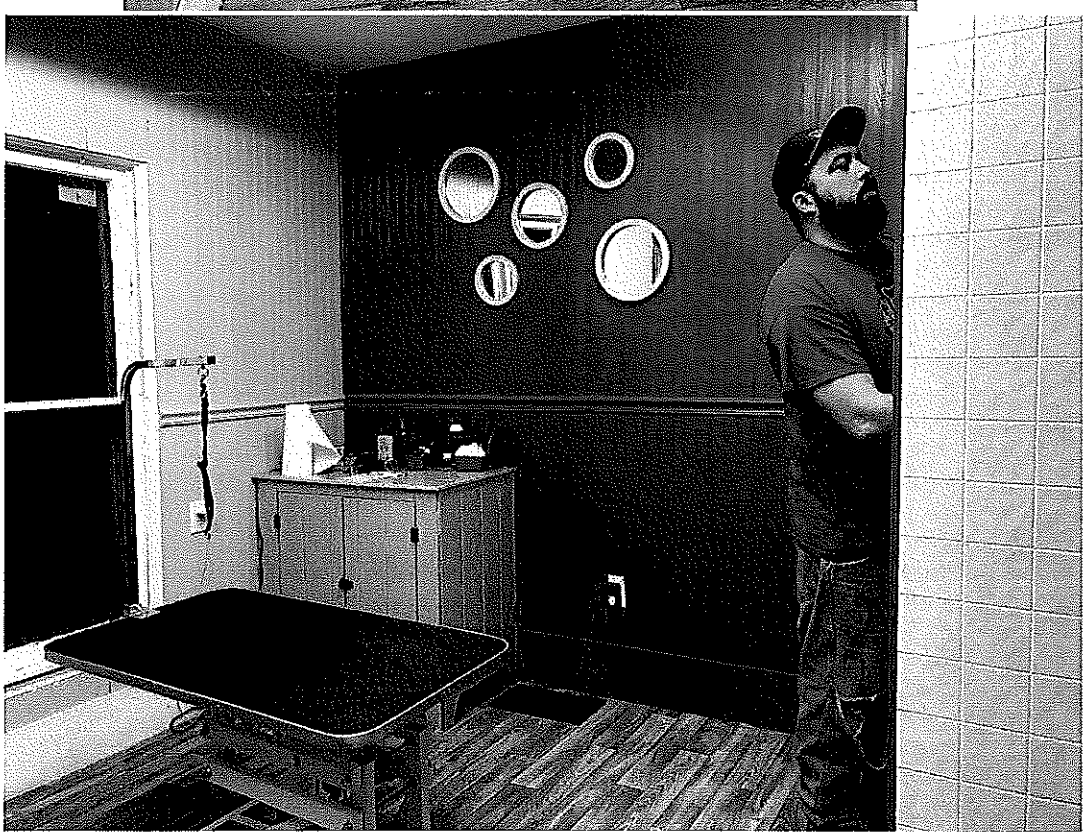
Photographs, Appeal, Site Plan, Location Map

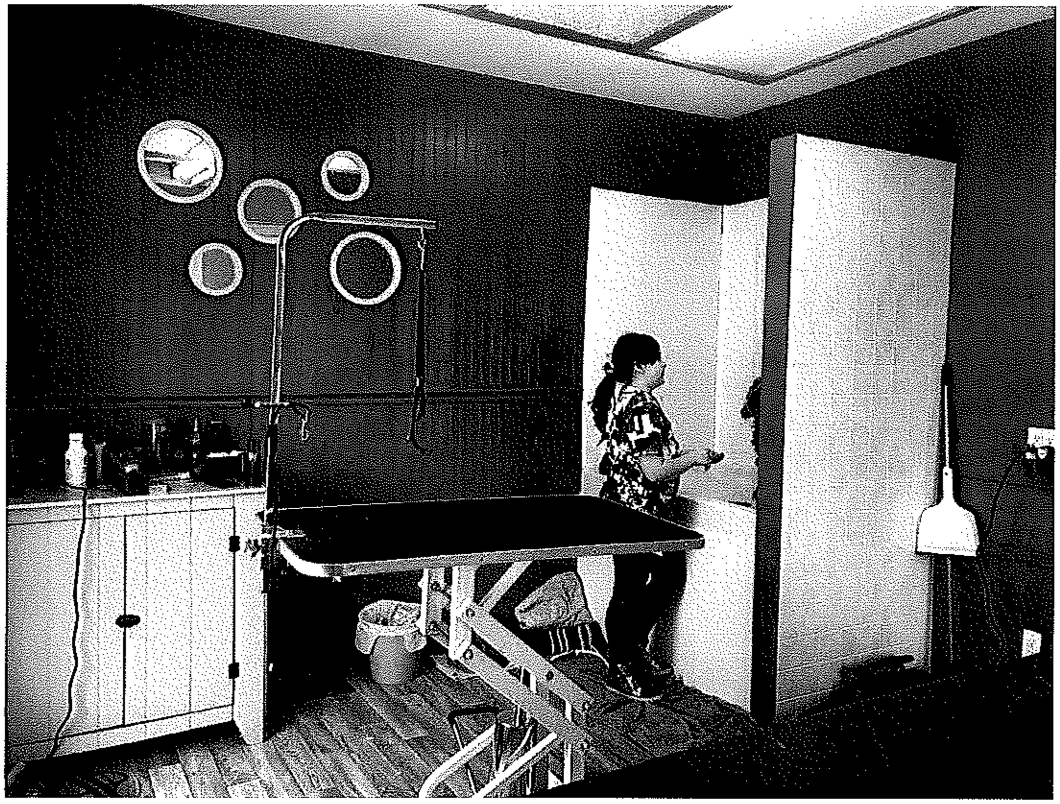


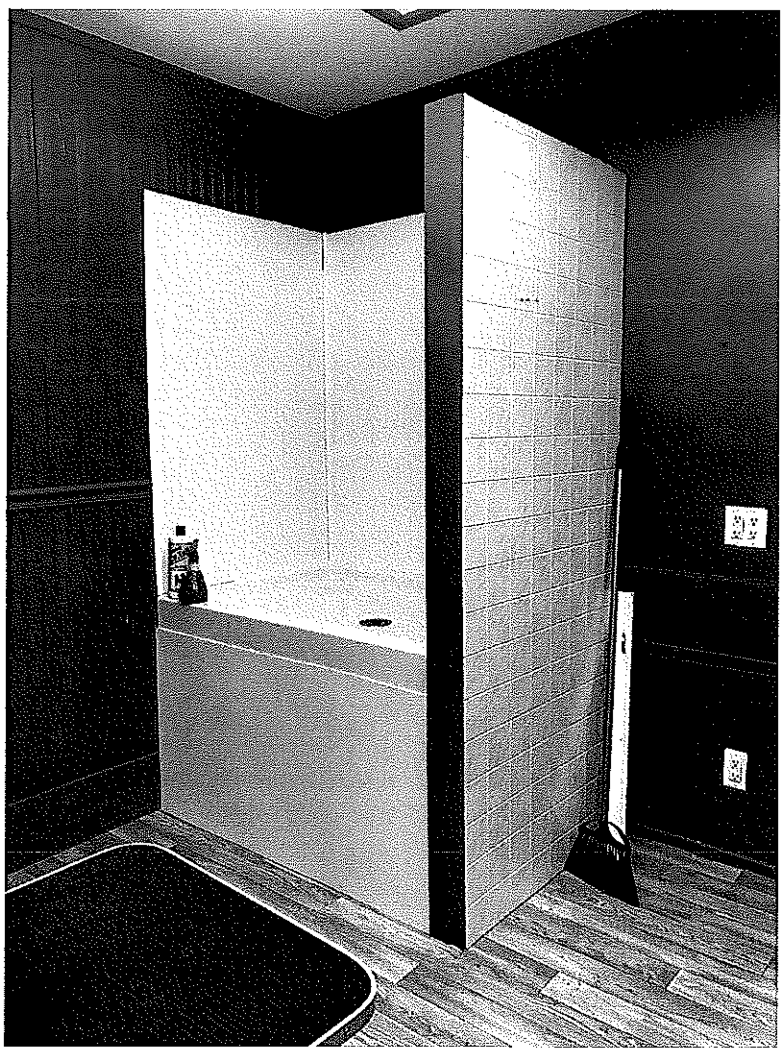
A view from Fourth Street in October 2019


A view from Fourth Street in May 2020









# City of Mishawaka

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

RECEIVED
DEBORAH S. BLOCK, MMC
JUN 11 2020
CITY CLERK
MISHAWAKA, IN

June 10, 2020

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
June 9, 2020, 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 #20-10** A petition submitted by Kenneth L. and Marcy J. Bergner requesting to rezone **3706 York Street** from I-2 Heavy Industrial District to R-1 Single Family Residential District.

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

**PETITION #20-11** A petition submitted by C&H Wallace Family LLC requesting to annex and zone **16813 Douglas Road** to C-1 General Commercial District.

The Commission, with a vote of 7-0, 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: Kenneth Bergner
Satish Adusumilli

## STAFF REPORT

Location: 3706 York Date: June 9, 2020

Petition: 20 10 Prepared By: CH

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | Kenneth & Marcy Bergner |
| Status: | Property Owner |
| Request: | Rezone from I-2 Heavy Industrial District to R-1 Single Family Residential |
| Zoning Classification: | I-2 Heavy Industrial District |
| Lot Size: | 87' X 124' (0.25 acres) |
| Applicable Regulations: | Sec. 137-165 Commercial C-3 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 (across railroad tracks) |
| | South: | R Residential (Unincorporated St. Joseph County) |
| | East: | I-2 Heavy Industrial (single family homes) |
| | West: | I-2 Heavy Industrial (single family homes) |
| Thoroughfare: | York Street and Oakside Avenue | |
| School District: | School City of Mishawaka | |
| Public Utilities: | Available | |
| Comprehensive Plan: | Low Density Residential | |

## ANALYSIS

The Petitioner, Kenneth & Marcy Bergner, is requesting to rezone the property at 3706 York Street from I-2 Heavy Industrial District to R-1 Single Family Residential. The property is located on the northeast corner of York Street and Oakside Avenue.

The building is currently used as a single family home. According to tax records, the building was built in 1928. The Petitioner has lived at this address since 1989. Several other properties on the south side of the railroad tracks are also zoned I-2 Heavy Industrial District. Prior to the 1980's residential uses were permitted in the I-2 Heavy Industrial District. Around 1986 the Zoning Ordinance was amended to prohibit residential uses.

The Petitioner learned that the zoning did not match the use when requesting a permit for a garage.

Pertinent City Departments reviewed and approved the request.

## RECOMMENDATION

The Planning Department recommends **approval** of Petition #20-10 to rezone 3706 York St to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:

1. The Residential zoning matches most of the properties in the immediate vicinity and the use would be compatible to the area;

2. The 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 use is not changing and given its relationship to surrounding properties, staff feels that the most desirable use for this property is the R-1 Single Family Residential District;

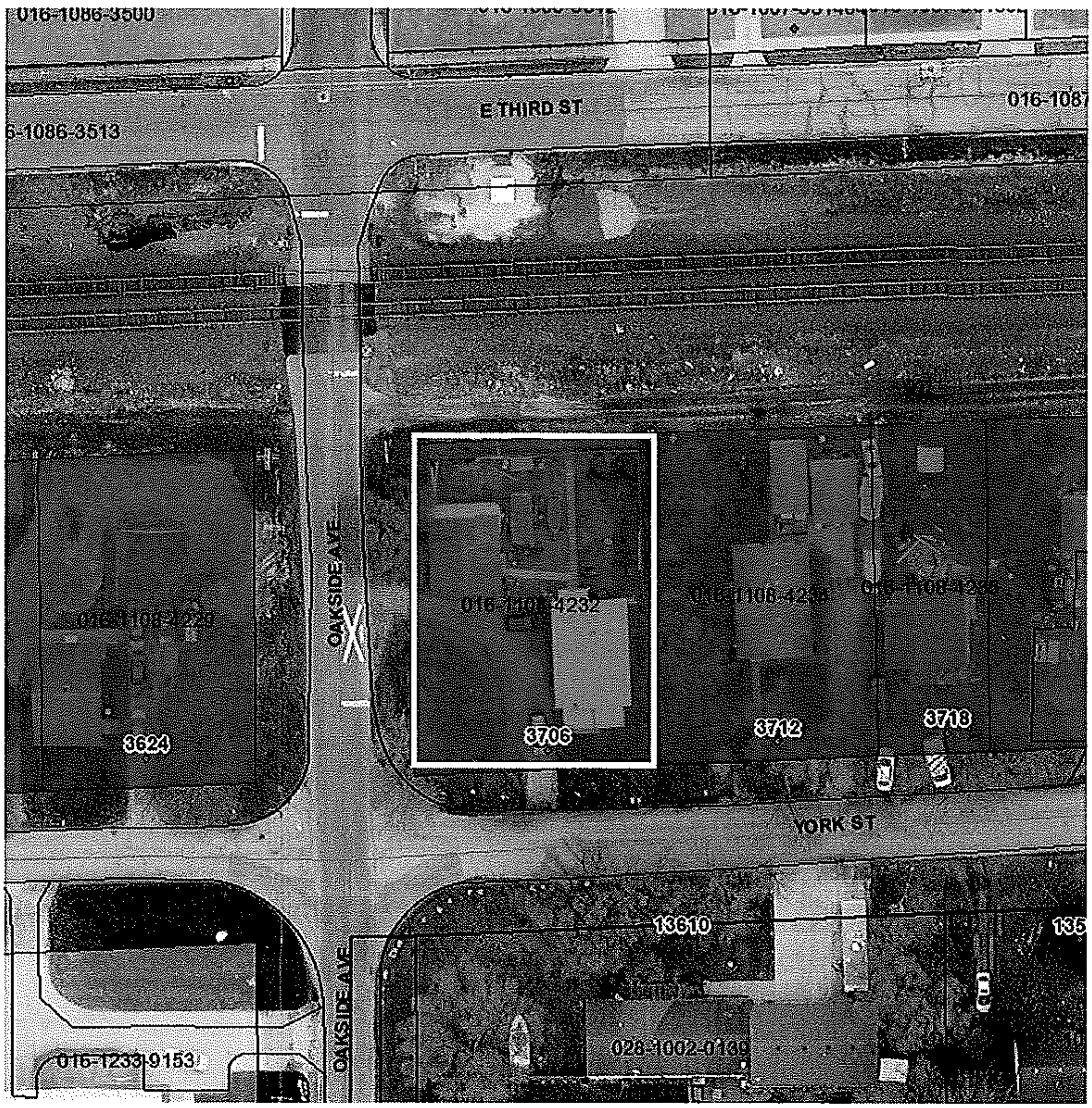
3. Because the parcel is located in an area with residential uses, the rezoning to R-1 Single Family Residential District is a desirable use for this property;

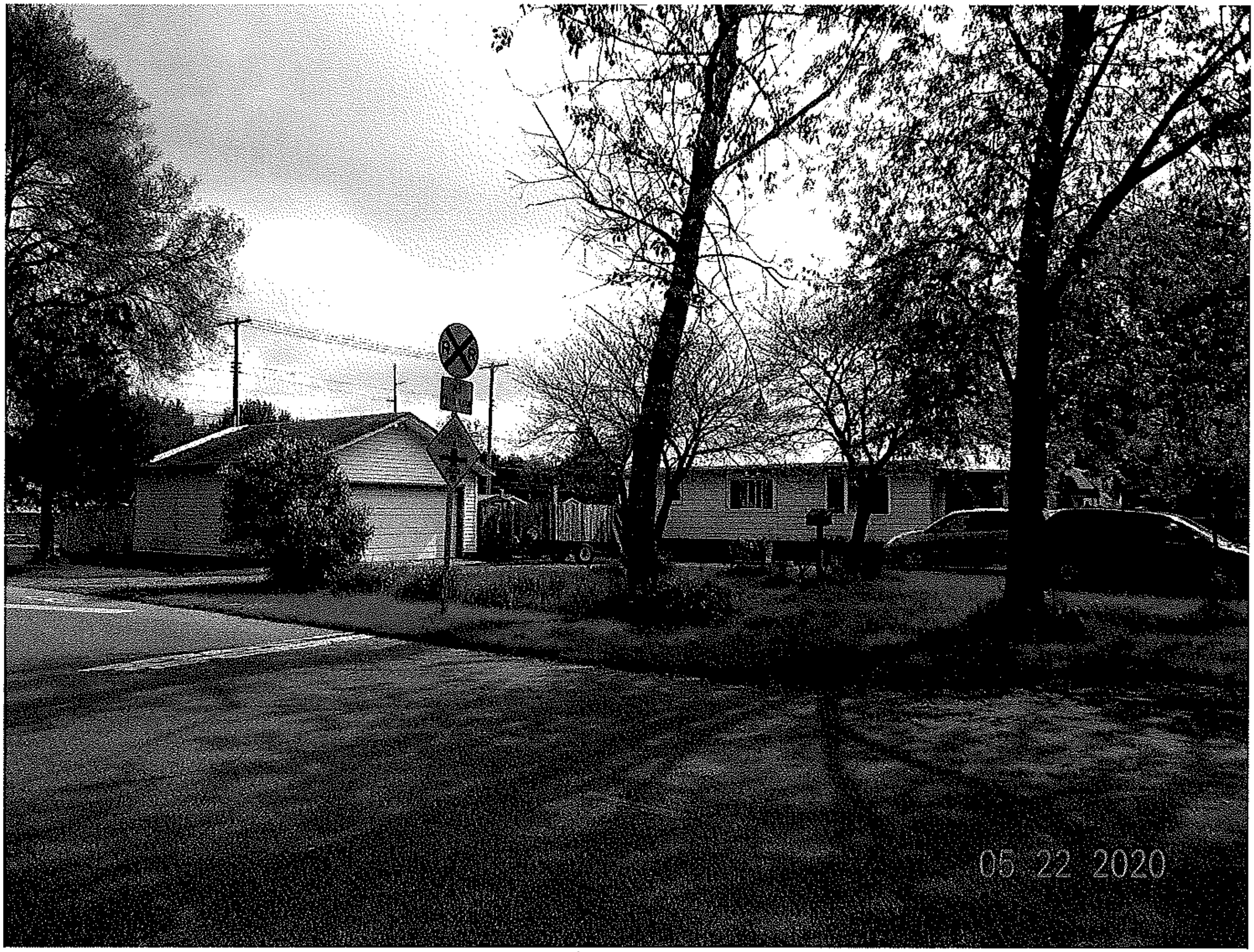
4. Rezoning to R-1 Single Family Residential will have a favorable and stabilizing impact on the neighborhood as the use is not changing; and,

5. The City's Comprehensive Plan identifies the area as Low Density Residential which allows this parcel's historical multi-family use is consistent with the Plan.

## ATTACHMENTS

AERIAL, PHOTOS, PETITION, SITE PLAN, LOCATION MAP






Existing house and garage

## STAFF REPORT

Location: 16813 Douglas Road – North side of W. Douglas Road Approximately 1500' West of Grape Road

Date: June 9, 2020

Petition: 20- 11

Prepared By: DJS

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | C&H Wallace Family LLC / Satish Adusumilli |
| Status: | Property Owner / Contingent Purchaser |
| Request: | To annex and establish zoning to the C-1 General Commercial District for a potential medical office |
| Existing Zoning: | Unincorporated St. Joseph County (R Single Family District) |
| Proposed Zoning: | C-1 General Commercial District |
| Lot Size: | 1.07 acres |
| Applicable Regulations: | Section 137-300 to 137-303 / C-1 General Commercial & Section 137-41 / Amendments to Zoning Map & Indiana Code 36-4-3-2.1 and 36-4-3-3.1 |

## SPECIAL INFORMATION

| | | |
|---|---|---|
| Area Development Pattern: | North: | Unincorporated St. Joseph County – R Single Family (Vacant/ Douglas Road – Uniroyal Inc. Landfill owned by the Federal Government) |
| | South: | S-2 Planned Unit Development (Vacant & Office / Lakeshore Estates Mobile Home Park Office) |
| | East: | Unincorporated St. Joseph County – R Single Family (Office/ State Farm Insurance) |
| | West: | R-3 Multi-Family Residential (Unoccupied / Formerly Bognar Young Landscape Nursery) – Annexed in 2017 (Petition 17-24/Ord. 5594) for proposed senior apartment building |

| | |
|---|---|
| Thoroughfare: | W. Douglas Road |
| School District: | South Bend Community |
| Township: | Clay |
| Public Utilities: | All utilities are available and/or will be extended to/throughout the site at the developer's/owner's expense. |
| Comprehensive Plan & Corridor Plan: | Not included in the boundaries of the Mishawaka 2000 Comprehensive Plan. However, a majority of the property on the north side of W. Douglas Road to the west and east identifies a preferred or planned use of General Commercial. The Douglas Road Corridor Plan, adopted in 2017, also includes commercial (retail, office, and service commercial) as a recommended land use along the corridor. |

## Analysis

**Proposal:**
The applicants are proposing to annex and establish zoning for a vacant 1.07 acre parcel of land (Tax Parcel 002-2018-0379.01), more specifically being the south 275.84' of Lot 1 of EPA Douglas Road Minor, located at 16813 W. Douglas Road. The parcel is currently being subdivided through the St. Joseph County Area Plan Commission to create a legal lot of record. The property will be known as Lot 1 of the Wallace Family's Douglas Road Minor Subdivision.

The purpose of the proposed annexation and requested zoning to the C-1 General Commercial District is to allow for the potential development of a medical office. Normally when an annexation and zoning petition is filed, a preliminary site plan is required to conceptually show how the property will be developed. In this case, a preliminary site plan was not provided since there are no immediate development plans. As stated in the petition and per discussions with the contingent purchaser, the property is intended to be developed as a medical office.

If the proposed annexation and rezoning request is approved, a detailed final site plan must be submitted to address all the applicable zoning (height, area, and development regulations), utility (sanitary sewer, water, storm water drainage, electric, gas, etc.), landscaping/screening, grading, erosion control, and any other required improvements.

**Annexation:**
In 2017, the adjacent parcel to the west was annexed into the City and zoned to the R-3 Multi-Family Residential District (Petition 17-24/Ord. 5594). The parcel was proposed for development as a senior apartment building, but never constructed due to the contingent developer's inability to obtain the necessary tax credits.

Per the State of Indiana's annexation laws, a parcel is required to share one-eighth, or 12.5%, of its boundary with the existing City boundary in order to be annexed. Based on the recent annexation to the west and property to the south annexed into the City in 1971, approximately 472.99 feet, or 50%, of the total 946.01 feet of the perimeter of the property will be contiguous with the existing city limits. This exceeds the required 12.5% contiguity.

**Location/Context:**
The site is located north of W. Douglas Road approximately 1500' west of Grape Road, and is bordered to the north by the Douglas Road / Uniroyal landfill located in unincorporated St. Joseph County; to the west by unoccupied property formerly a landscape nursery; to the south by vacant property and a mobile home leasing office; and to the east by an insurance office located in unincorporated St. Joseph County. The W. Douglas Road corridor includes a variety of single and multi-family residential, office, medical, and commercial/retail land uses.

**Zoning Change:**
Staff believes the proposed zoning of this property to the C-1 General Commercial District is appropriate given that the potential medical office use and other permitted uses are compatible with and conform to the existing and recommended land uses for the corridor.

**Transportation/Roads:**
According to the latest available traffic counts, there were 22,704 annual average daily trips (AADT) (March 2018) along W. Douglas Road west of the property. The counts at this location have more than doubled over the last 25 years from 11,293 AADT in 1994. With Douglas Road serving as the primary arterial roadway connecting the north side of South Bend and the University of Notre Dame to the northern Mishawaka retail area, it is anticipated that traffic volumes will only increase in future years.

The 2045 Transportation Plan, prepared by the Michiana Area Council of Governments with input from City staff and the County Engineering Department, shows planned added travel lanes on Douglas Road from Ivy Road east of Notre Dame to State Road 23. The projected completion year for this project is 2025. When completed, Douglas Road will be five (5) lanes between Exit 77 of the Indiana Toll Road at S.R. 933 and Capital Avenue (State Road 331).

All pertinent City Departments have reviewed and approved the request for annexation and zoning.

The Engineering had the following comments regarding the future Final Site Plan:

1. Sanitary sewer is available at a manhole in the driveway. May possibly require an easement if not within the property limits.
2. Storm sewer pipe for retention area north of the site shall be within easements. May require an easement if not within the property limits.

## RECOMMENDATION

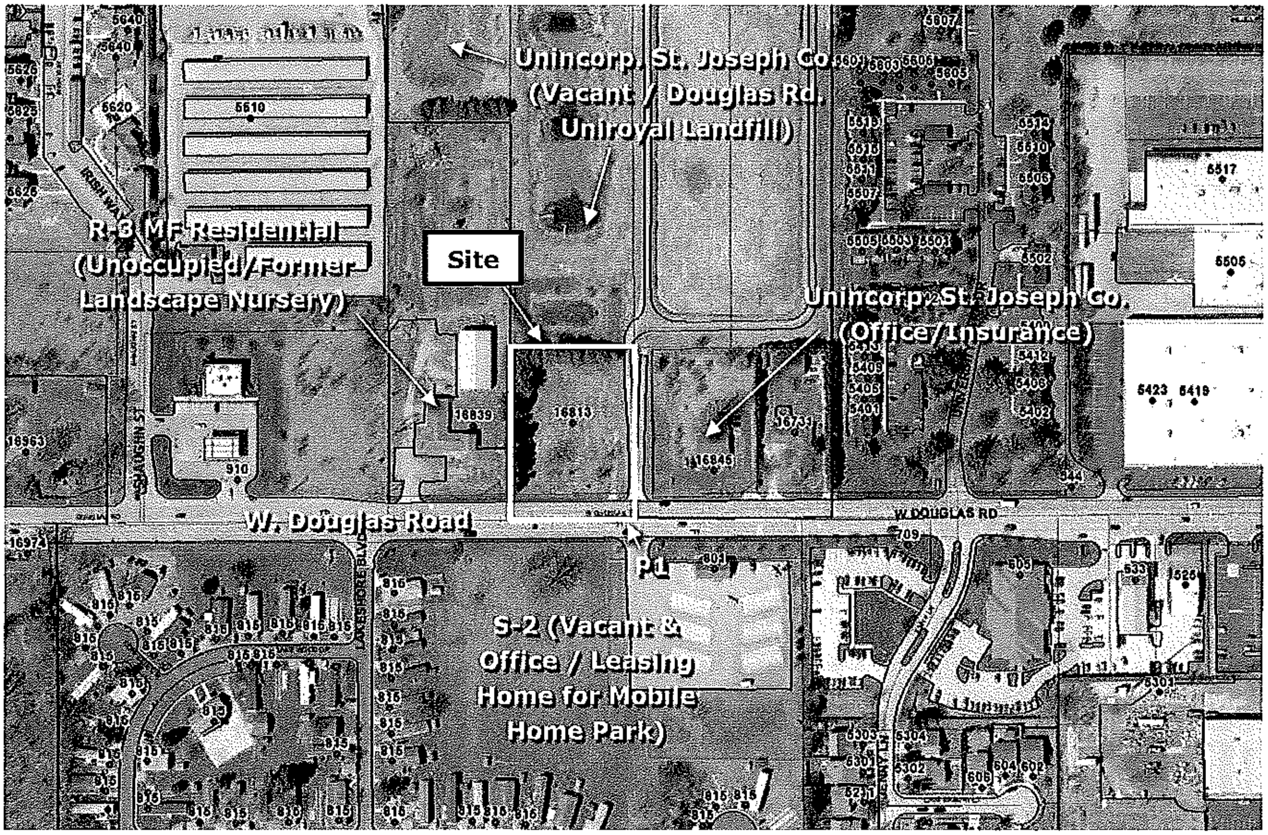
Staff recommends approval of Petition 20-11 to annex and establish zoning to the C-1 General Commercial District for a vacant parcel of land, more specifically being the south 275.84' of Lot 1 of EPA Douglas Road Minor, located at 16813 W. Douglas Road. The property is proposed for development with a medical office.

This recommendation is based on the following Findings of Fact:

1. Existing Conditions – The subject property is located along a heavily travelled section of Douglas Road that serves as the primary arterial roadway connecting the north side of South Bend and the University of Notre Dame to the northern Mishawaka retail area. Traffic volumes in the immediate vicinity are anticipated to increase following completion of roadway improvements (added travel lanes) proposed west of the property. The site, which is currently vacant, is adjacent to a landfill to the north, vacant land to the west zoned for multi-family residential use, vacant land and a mobile home leasing office to the south, and an insurance office to the east.
2. Character of Buildings in the Area – The character of buildings and land uses located along W. Douglas Road corridor vary greatly and include single and multi-family residential, office, medical, and commercial/retail land uses.
3. The most desirable/highest and best use – Because of the property's location along a highly travelled mixed use corridor, the most desirable use for the property is multi-family residential or commercial/office.
4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The proposed medical office use is compatible with adjacent land uses and those along the Douglas Road corridor.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, does not include the property within its study area. However, a majority of the land on the north side of W. Douglas Road to the west and east identified a preferred or planned use of General Commercial. Furthermore, the Douglas Road Corridor Plan, adopted in 2017, includes commercial (retail, office, and service commercial) as a recommended land use along the corridor.

## ATTACHMENTS

Aerial Map, Photograph of the Annexation Area, Rezoning & Annexation Petition, Location Map




Aerial Photograph
South Part of Lot 1 of EPA Douglas Road Minor Subdivision – 16813 Douglas Road


P1. Looking northwest into the parcel from Douglas Road.

RECEIVED
DEBORAH S. BLOCK, MMC
JUN 03 2020
CITY CLERK
MISHAWAKA, IN

1st Reading
2nd Reading
Passed
Failed
Continued To

HPC 20-01

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-19

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 125, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE HISTORIC PRESERVATION ORDINANCE" OF THE CITY OF MISHAWAKA, INDIANA.**

WHEREAS, the General Assembly for the State of Indiana has amended IC 36-7-11 et seq., commonly referred to as the Indiana Historic Preservation Statute; and

WHEREAS, the Mishawaka Historic Preservation Commission of the City of Mishawaka, Indiana, has determined that the Mishawaka Historic Preservation Ordinance should be amended to incorporate certain changes in accordance with the State Code;

WHEREAS, the Mishawaka Historic Preservation Ordinance does not presently allow any provisions for the removal of historic district designation, also referred to as de-designation;

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

Section 1. Title 15, Chapter 125: Historic Preservation, of the Municipal Code of the City of Mishawaka, commonly known as "The Historic Preservation Ordinance," is hereby amended by adding the following section:

**125-127 REMOVAL OF HISTORIC DISTRICT DESIGNATION; PETITION; HEARING; FINDINGS**

(a) The Mishawaka Historic Preservation Commission will follow Indiana State Code 36-7-11-23 Removal of historic district designation; petition; hearing; findings for any petition that comes before the Commission to remove a historic district designation or de-designation, as may be amended.

Section 2. The attached application will be created for de-designation.

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

Proposed Ordinance No: 2020-19

Ordinance No: ____________________

PASSED by the Common Council of the City of Mishawaka, Indiana, this_____ day

Of _________, 2020, at __________ o'clock, P.M.

______________________________

Presiding Officer

ATTEST:

______________________________

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this __ day of ____________________, 2020, at ___ o'clock _ .M.

______________________________

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this __ day of __________________, 2020, at _________o'clock .M.

______________________________

David A. Wood, Mayor

MISHAWAKA HISTORIC PRESERVATION COMMISSION

# CITY OF MISHAWAKA APPLICATION
# HISTORIC LANDMARK DE-DESIGNATION

An application for de-designation of a historic landmark may only be submitted by the owner of record of the nominated site. Applications and supporting documentation should be provided to:

Mishawaka Planning Department, 600 East Third Street, Room 201 Mishawaka, IN 46544
574-258-1625

**APPLICANT/OWNER OF RECORD**

Name(s): ______________________________________________

Address: ______________________________________________

Street Address of Property (if different from above)

______________________________________________

The legal description of the property:______________________________________________

Please provide a written statement describing the reasons in support of the proposed de-designation. Cite the specific criteria (there may be more than one) under which you are seeking de-designation. Attach additional information if necessary.

______________________________________________

______________________________________________

______________________________________________

| | | | |
|---|---|---|---|
| | (A) costs to comply with regulations; | | (H) operating expenses; |
| | (B) income generation; | | (I) vacancy rates; |
| | (C) availability of contractors to perform work; | | (J) financing issues; |
| | (D) real estate values; | | (K) efforts to explore alternative uses for a property; |
| | (E) assessed values and taxes; | | (L) availability of economic incentives; |
| | (F) revenue projections; | | (M) recent efforts to sell or rent property |
| | (G) current level of return; | | |

Provide the following information:

- Written documentation and evidence establishing that the Applicant is the current owner of record of the nominated property and consents to the proposed historic de-designation. Such documentation or evidence of record ownership shall include the most recent available title policy in the name of the Applicant or other evidence of record ownership acceptable to the City Planner.
- An overall site plan and front, side and rear photographs of the property. Restoration methods, material samples, etc., if applicable.
- Such other relevant information as requested by the Planning Department or the Commission.
- A list of all property owner of record within 300 feet of the subject property.
- Business size (4 ½" by 9 ½"), stamped envelopes addressed to all property owners on the list from the Auditor's office. Do NOT put your return address on the envelopes. If using a stamp meter, do not date.

**REMOVAL OF HISTORIC DISTRICT DESIGNATION; PETITION; HEARING; FINDINGS**

(a) This section provides the exclusive method for removing the designation of a historic district. The owner or owners of a building, structure, or site designated as a single site historic district may sign and file a petition with the legislative body of the unit requesting removal of the designation of the building, structure, or site as a historic district. In the case of a historic district containing two (2) or more parcels, at least sixty percent (60%) of the owners of the real property of the historic district may sign and file a petition with the legislative body of the unit requesting removal of the designation of the historic district.

(b) The legislative body shall submit a petition filed under subsection (a) to the historic preservation commission of the unit. The historic preservation commission shall conduct a public hearing on the petition not later than sixty (60) days after receiving the petition. The historic preservation commission shall provide notice of the hearing:

(1) by publication under IC 5-3-1-2(b) ;

(2) in the case of a historic district comprised of real property owned by fewer than fifty (50) property owners, by certified mail, sent at least ten (10) days before the hearing, to each owner of real estate within the historic district; and

(3) in the case of a single building, structure, or site designated as a historic district, by certified mail, sent at least ten (10) days before the hearing, to each owner of the real estate abutting the building, structure, or site designated as a historic district that is the subject of the petition.

(c) The historic preservation commission shall make the following findings after the public hearing:

(1) Whether a building, structure, or site within the historic district continues to meet the criteria for inclusion in a historic district as set forth in the ordinance approving the historic district map under section 7 of this chapter. The determination must state specifically the criteria that are applicable to the buildings, structures, or sites within the district.

(2) Whether failure to remove the designation of the historic district would deny an owner of a building, structure, or site within the historic district reasonable use of the owner's property or prevent reasonable economic return. Evidence provided by the petitioner may include information on:

(A) costs to comply with regulations;

(B) income generation;

(C) availability of contractors to perform work;

(D) real estate values;

(E) assessed values and taxes;

(F) revenue projections;

(G) current level of return;

(H) operating expenses;

(I) vacancy rates;

(J) financing issues;(K) efforts to explore alternative uses for a property;

(L) availability of economic incentives; and

(M) recent efforts to sell or rent property.

(3) Whether removal of the designation of a historic district would have an adverse economic impact on the owners of real estate abutting the historic district, based on testimony and evidence provided by the owners of the real estate and licensed real estate appraisers or brokers.

(4) Whether removal of or failure to remove the designation of the historic district would have an adverse impact on the unit's historic resources, and specifically whether it would result in the loss of a building, structure, or site classified as historic by the commission's survey prepared under section 6 of this chapter.

(d) Not later than ten (10) days after the public hearing, the historic preservation commission shall submit:

(1) its findings on the petition; and

(2) a recommendation to grant or deny the petition; to the legislative body of the unit.

(e) Not later than forty-five (45) days after receiving the historic preservation commission's findings, the legislative body of the unit shall:

(1) take public comment and receive evidence in support of or in opposition to the petition; and

(2) do one (1) of the following:

(A) Deny the petition.

(B) Grant the petition by adopting an ordinance that removes the designation of the historic district by:

(i) a majority vote, if the recommendation of the historic preservation commission is to grant the petition; or

(ii) a two-thirds (2/3) vote, if the recommendation of the historic preservation commission is to deny the petition.

The legislative body shall record an ordinance adopted under subdivision (2) with the county recorder not later than ten (10) days after the legislative body adopts the ordinance. The historic district designation is considered removed on the date the ordinance is recorded with the county recorder.

(f) If the legislative body of the unit does not grant or deny the petition within forty-five (45) days after receiving the historic preservation commission's findings:

(1) the petition is considered granted or denied in accordance with the recommendation of the historic preservation commission; and

(2) if the petition is considered granted, the legislative body shall, not later than fifty-five (55) days after receiving the historic preservation commission's findings:

(A) adopt an ordinance that removes the designation of the historic district; and

(B) record the ordinance with the county recorder.

The historic district designation is considered removed on the date the ordinance is recorded with the county recorder.

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
JUN 03 2020
CITY CLERK
MISHAWAKA, IN

**PROPOSED ORDINANCE NO.** 2020-20

**ORDINANCE NO.**

**HPC # 20-02**

**AN ORDINANCE TO MAINTAIN NORMAIN HEIGHTS AS A CONSERVATION DISTRICT WITHIN THE CITY OF MISHAWAKA, INDIANA.**

**WHEREAS**, Chapter 125 of the Municipal Code provides for the establishment of Historic Districts within the City of Mishawaka, and

**WHEREAS**, Normain Heights is designated on the National Register, and is a contributing neighborhood according to the 1995 Survey, indicating the importance of the history to be preserved and protected, and

**WHEREAS**, the Normain Heights Conservation District was established by Ordinance 5574AA on May 1, 2017, and

**WHEREAS**, accordance with IC 36-7-11-19, because the Commission received objection, in writing, during the prescribed time period, by a majority of the property owners, the Conservation District shall continue, and not elevate to a fully established Historic District.

**NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, COUNTY OF ST. JOSEPH, STATE OF INDIANA, THAT:**

**SECTION 1:** The map setting forth the proposed conservation district for the site is hereby approved by the Common Council and the Normain Heights Conservation District is hereby designated.

**The Normain Heights Conservation District shall consist of the following addresses:**

| | |
|---|---|
| Ardennes: | 104, 108, 113, 114, 117, 118, 121, 122, 125, 126, 131, 132, 135, 136, 139, 140, 202, 203, 207, 208, 211, 212, 215, 216, 221, 222, 225, 226, 229, 230, 236, 240, 244, 304, 308, 312, 316. |
| Bastogne: | 111, 114, 117, 120, 121, 124, 127, 130, 131, 138, 141, 142, 203, 204, 207, 208, 211, 212, 216, 217, 221, 222, 226, 227, 230, 231. |
| Guam: | 109, 114, 115, 118, 119, 123, 124, 128, 129, 132, 135, 138, 139, 203, 204, 207, 208, 211, 212, 217, 218, 223, 224, 228, 229, 232, 237, 243. |
| East Leyte: | 111, 114, 117, 120, 121, 124, 125, 128, 131, 134, 135, 138, 139, 142, 203, 204, 207, 208, 212, 213, 217, 218, 221, 222, 226, 227, 230, 231. |
| North Main: | 2333, 2339, 2343, 2344, 2347, 2348, 2353, 2356, 2357, 2361, 2403, 2406, 2407, 2410, 2411, 2416, 2417, 2421, 2422, 2425, 2503, 2506, 2507, 2510, 2513, 2519, 2522, 2603, 2604, 2609, 2610, 2614, 2617, 2620, 2623, 2703, 2704, 2709, 2710, 2716, 2717, 2722, 2729, 2732, 2733, 2739, 2740, 2743, 2747, 2803, 2806, 2807, 2810, 2811, 2816, 2817, 2821, 2822, 2825, 2903, 2907, 2911. |
| Normandy: | 2303, 2304, 2309, 2310, 2313, 2314, 2319, 2320, 2323, 2324, 2327, 2328, 2333, 2334, 2337, 2338, 2343, 2344, 2347, 2348, 2353, 2354, 2358, 2359, |

| | |
|---|---|
| Normandy: (cont.) | 2364, 2404, 2408, 2409, 2414, 2415, 2419, 2424, 2425, 2428, 2431, 2434, 2503, 2504, 2509, 2510, 2514, 2515, 2519, 2520, 2524, 2603, 2604, 2608, 2609, 2612, 2615, 2616, 2619, 2622, 2626, 2704, 2705, 2708, 2711, 2714, 2721, 2722, 2725, 2728, 2732, 2803, 2804, 2809, 2812, 2817, 2818, 2821, 2824. |
| Palau: | 111, 112, 117, 118, 121, 122, 125, 126, 129, 130, 135, 136, 139, 140, 202, 203, 207, 208, 211, 212, 216, 217, 221, 222, 225, 226, 230, 231. |
| Saint Lo: | 111, 114, 117, 120, 121, 129, 130, 134, 135, 138, 139, 203, 204, 207, 208, 212, 2132, 216, 217, 222, 223, 226, 227, 230, 231, 234. |

**The individual properties making up the District are legally described as follows:** Lots 4 -316 Normain Heights, Lot 1 Normain Heights 1st Minor, and Lot 1 Main McKinley Corrective Plat.

**NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, COUNTY OF ST. JOSEPH, STATE OF INDIANA, THAT the above reference property be designated as Normain Heights Conservation District.** 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 ______, 2020, at _______ o'clock p.m.

_________________________
Presiding Officer

ATTEST:

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

**PRESENTED** by me to the Mayor this ____ day of ______ 2020, at _____ o'clock, _.m.

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

**APPROVED** by me this ____ day of ____, 2020, at _____ o'clock _.m.

_________________________
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

JUN 11 2020

CITY CLERK
MISHAWAKA, IN

PETITION 20-10

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-21

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:

Lots 156 and 157, Geyers 4th Addition Prop, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana

COMMON ADDRESS: 3706 York Street

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

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

1. The Residential zoning matches most of the properties in the immediate vicinity and the use would be compatible to the area;

2. The 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 use is not changing and given its relationship to surrounding properties, staff feels that the most desirable use for this property is the R-1 Single Family Residential District;

3. Because the parcel is located in an area with residential uses, the rezoning to R-1 Single Family Residential District is a desirable use for this property;

4. Rezoning to R-1 Single Family Residential will have a favorable and stabilizing impact on the neighborhood as the use is not changing; and,

5. The City's Comprehensive Plan identifies the area as Low Density Residential which allows this parcel's historical multi-family use is consistent with 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 ____________________, 2020, at ________ o'clock ___.M.

______________________________
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of ____________________, 2020, at _________ o'clock ____.M.

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

APPROVED by me this ________ day of __________________, 2020, at ________o'clock ____.M.

______________________________
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

MAY 26 2020

CITY CLERK
MISHAWAKA, IN

PET 20-10

RECEIVED
MAY 18 2020
COMMUNITY ECONOMIC DEVELOPMENT
PLANNING

DATE 5/18/2020

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 Kenneth L. Bergner & Marcy J. Bergner respectfully show they are the owners of the fowing decribed real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit: Lots 156 & 157 Geyers 4th Addition ( proposed ) 3706 York St. Mishawaka, Indiana,46544

Petitioners own one hundred (100%) percent of the above decribed parcel of land which carries a zoning classification of I-1 Light Industrial District. Said property is Single Family residential Home .
PETITIONERS DESIRE SAID REAL ESTATE TO BE REZONED TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.
Petitioners further state that they intend to utlize said land for Single Family Residential with Addition to existing Garage.

Wherefore, the petitioners pray and respectfully request that the Common Council of the City of Mishawaka referthis matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above described parcel of land located to the City of Mishawaka.

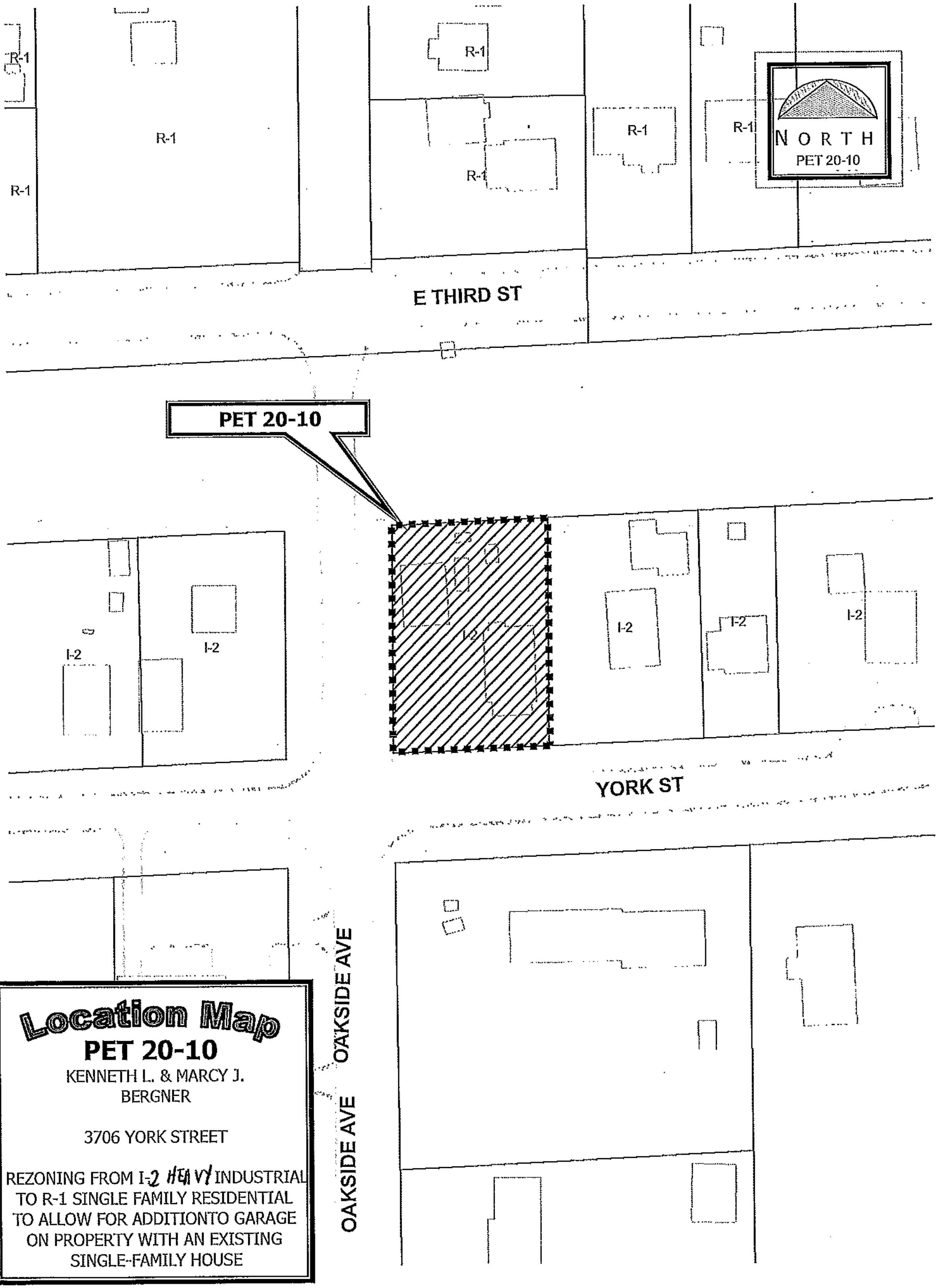
Kenneth L. Bergner | Marcy J. Bergner

KENNETH L. BERGNER | MARCY J. BERGNER

Kenneth L. Bergner

3706 York St.

574-255-7401 cell 574-276-3141




**Location Map**

**PET 20-10**

KENNETH L. & MARCY J.
BERGNER

3706 YORK STREET

REZONING FROM I-2 HEAVY INDUSTRIAL
TO R-1 SINGLE FAMILY RESIDENTIAL
TO ALLOW FOR ADDITIONTO GARAGE
ON PROPERTY WITH AN EXISTING
SINGLE-FAMILY HOUSE

RECEIVED
DEBORAH S. BLOCK, MMC

JUN 11 2020

CITY CLERK
MISHAWAKA, IN

PETITION #20-11

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-22

ORDINANCE NO. _________

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

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

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

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

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

South 275.84' of Lot 1 of EPA Douglas Road Minor Including Public Right-of-Way, City of Mishawaka, Clay Township, St. Joseph County, State of Indiana

COMMON ADDRESS: 16813 Douglas Road

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District.

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

1. Existing Conditions – The subject property is located along a heavily travelled section of Douglas Road that serves as the primary arterial roadway connecting the north side of South Bend and the University of Notre Dame to the northern Mishawaka retail area. Traffic volumes in the immediate vicinity are anticipated to increase following completion of roadway improvements (added travel lanes) proposed west of the property. The site, which is currently vacant, is adjacent to a landfill to the north, vacant land to the west zoned for multi-family residential use, vacant land and a mobile home leasing office to the south, and an insurance office to the east.

2. Character of Buildings in the Area – The character of buildings and land uses located along W. Douglas Road corridor vary greatly and include single and multi-family residential, office, medical, and commercial/retail land uses.

3. The most desirable/highest and best use – Because of the property's location along a highly travelled mixed use corridor, the most desirable use for the property is multi-family residential or commercial/office.

4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The proposed medical office use is compatible with adjacent land uses and those along the Douglas Road corridor.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, does not include the property within its study area. However, a majority of the land on the north side of W. Douglas Road to the west and east identified a preferred or planned use of General Commercial. Furthermore, the Douglas Road Corridor Plan, adopted in 2017, includes commercial (retail, office, and service commercial) as a recommended land use along the corridor.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day of ___________________, 2020, at _______ o'clock ___.M.

_______________________________
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ______ day of _________________, 2020, at o'clock _____.M.

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

APPROVED by me this _____ day of ________________, 2020, at _____ ______o'clock ______.M.

_______________________________
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

MAY 26 2020

CITY CLERK
MISHAWAKA, IN

PET 20-11

RECEIVED
MAY 18 2020
ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING

DATE: 9 May 2020

TO THE:

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

RE: Petition for Annexation and Zoning Classification

The undersigned *C&H WALLACE FAMILY LLC* respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

16813 Douglas Road, South Bend, Indiana
Lot 1 of EPA, DOUGLAS ROAD MINOR AND ADJACENT PUBLIC RIGHT-OF-WAY

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located *16813 Douglas Road, South Bend, Indiana* and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a *C1 Zoning* District. Petitioners further state they intend to utilize said land for *a possible medical office at a later date*.

Accompanying this petition is a survey showing the above-described parcel of real estate. We will approach to council with a design of the building, showing the size of the proposed building and also the location of the proposed building structure(s) at a later date when construction is planned.

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

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a *C1 zone classification*.

Wayne Wallace — dotloop verified 05/12/20 9:42 AM EDT YNIW-UFGQ-WUDV-7IAV

Wayne Wallace

Property Owner Signature
Wayne Wallace

Print Property Owner Name

Contact Person:

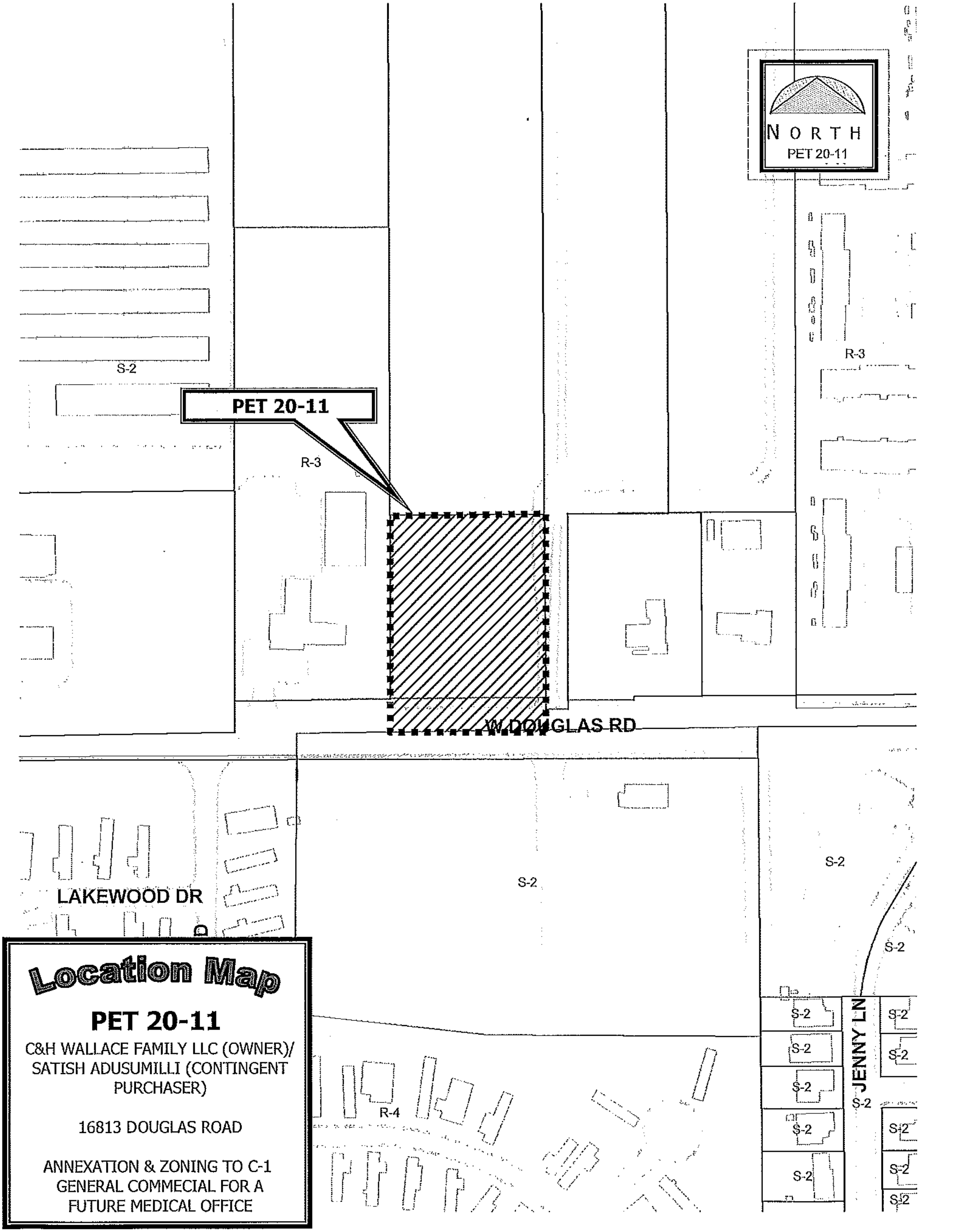
NAME Satish Adusumilli
ADDRESS 51112 Old Cottage ds, Granger, IN-46545
TELEPHONE NUMBER 860-333-4670
FAX NUMBER
EMAIL Satishraovet@Yahoo.com

To Whom It may Concern

I authorize, Sree Sai Satish Adusumilli, to apply for annexation and rezoning of property located at 16813 West Douglas Road to the city of Mishawaka.

Wayne Wallace

dotloop verified
05/12/20 9:42 AM EDT
L6JE-WP0E-EJ4B-PKCP


NORTH
PET 20-11
PET 20-11
S-2
R-3
R-3
W DOUGLAS RD
LAKEWOOD DR
S-2
S-2
S-2
JENNY LN
R-4
Location Map
PET 20-11
C&H WALLACE FAMILY LLC (OWNER)/
SATISH ADUSUMILLI (CONTINGENT
PURCHASER)
16813 DOUGLAS ROAD
ANNEXATION & ZONING TO C-1
GENERAL COMMECIAL FOR A
FUTURE MEDICAL OFFICE

**RESOLUTION NO. 2020-12**

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

52921, 52861, 52885 and 52841 Fir Road, Granger, IN 46530.

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

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

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

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

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

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

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

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

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 3.76 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

COMMON ADDRESSES: 52921, 52861, 52885, AND 52841 FIR ROAD, GRANGER, IN 46530

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

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

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

of _________________, 2020, at ___________ o'clock ___.M.

_____________________________
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _______ day of _________________

2020, at _________o'clock ___.M.

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

APPROVED by me this ________ day of __________________ 2020, at

__________ o'clock ___.M.

______________________________
David A. Wood, Mayor

# CITY OF MISHAWAKA

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

June 10, 2020

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

RECEIVED
DEBORAH S. BLOCK, MMC
JUN 10 2020
CITY CLERK
MISHAWAKA, IN

**Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: 52921, 52885, 52861 and 52841 Fir Road, Granger, IN 46530**

Dear Council Members and Clerk:

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

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

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on June 15, 2020.

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

Sincerely,

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

cc: David A. Wood, Mayor

# City of Mishawaka

*RH Line LLC*
*52921, 52885, 52861 and*
*52841 Fir Road*
*Annexation*

*Property located West of*
*Fir Road between Beacon Parkway &*
*Cleveland Road*

June 2020

**Prepared by:**
**City of Mishawaka**
**Department of Planning**
**600 E. Third Street**
**Mishawaka, IN**
**46544-2241**

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

**RH LINE LLC**
**52921, 52885, 52861 & 52841 FIR ROAD**
**ANNEXATION FISCAL PLAN**

## TABLE OF CONTENTS

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 3.76 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. (ADDRESSES: 52921, 52885, 52861 & 52841 FIR ROAD, MISHAWAKA, IN 46545)

# TAB A- CITY OF MISHAWAKA ANNEXATION POLICY

# CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

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

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

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

IMPACT OF ST. JOSEPH COUNTY GROWTH

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

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

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

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

STATUTORY LIMITATIONS

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

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

IMPLEMENTATION OF POLICY

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

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

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

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

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

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

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

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

SUMMARY

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

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

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

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

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 3.76 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. (ADDRESSES: 52921, 52885, 52861 & 52841 FIR ROAD, MISHAWAKA, IN 46545)

# TAB B- BASIC DATA & FISCAL ANALYSIS

## BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

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

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 3.76 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

COMMON ADDRESS: 52921, 52885, 52861 & 52841 FIR ROAD, MISHAWAKA, IN 46544

<u>Annexation Area</u>

The area to be annexed includes four (4) parcels of property located on the west side of Fir Road between Beacon Parkway and Cleveland Road. According to GIS parcel data, the common addresses are 52921, 52885, 52861 and 52841 Fir Road with respective current tax identification numbers of 006-1007-0076.10, 006-1007-0076.11, 006-1007-0076.12, and 006-1007-0076.17. The southern three parcels at 52921, 52885, and 52861 Fir Road are occupied with single-family houses and several accessory structures. The northernmost property at 52841 Fir Road is vacant. The property is bound to the east with approximately 572.95 linear feet being incorporated into the City, while the remaining adjacent properties are located in unincorporated St. Joseph County. The property is currently zoned "R" Single Family District within unincorporated St. Joseph County. If annexed, the property will be zoned C-1 General Commercial District to allow for a mixed use development containing medical offices, retail uses, and an existing residential use for a temporary basis.

<u>Contiguity with the Existing City Limits</u>

The property to be annexed into the City includes 3.76 acres. The external boundary of the annexation area measures 1721.9 linear feet with 572.95 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 33.3% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The property primarily slopes from the south to the north. Per the generalized two (2) foot contour topographic maps, elevations range from just under 788 feet along the south property line to approximately 766 feet within the northern parcel. The property includes three single-family residential houses and several accessory structures. The northern parcel at 52841 Fir Road is vacant. All structures except for the northern house at 52861 Fir Road are proposed to be demolished. The parcels are mostly wooded.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned R Single Family District within unincorporated St. Joseph County and includes three (3) existing single-family residential houses and accessory structures. If the Mishawaka Common Council approves the annexation request, the area will be zoned to the C-1 General Commercial District.

D. ASSESSMENT

The territory to be annexed consists of part of four (4) parcels. The Land and Improvement Valuations shown below are based upon current GIS parcel data:

| Tax ID Number / Current Addresses | Property Owner | Number of Acres* | Land & Imp. Valuation |
|---|---|---|---|
| 006-1007-0076.10 / 52921 Fir Road | RH Line LLC | 1.16 | $241,600 |
| 006-1007-0076.11 / 52885 Fir Road | RH Line LLC | 0.75 | $66,600 |
| 006-1007-0076.12 / 52861 Fir Road | RH Line LLC | 0.94 | $174,800 |
| 006-1007-0076.17 / 52841 Fir Road (vacant) | RH Line LLC | 1.33 | $7,900 |

**Acreages are per the City of Mishawaka/Michiana Area Council of Governments GIS parcel data and includes portions of the adjacent Fir Road right-of-way.*

E. CURRENT TAX RATE

The City's tax rate 2019 payable 2020 was $2.0226 per $100 of assessed valuation. For property owners in Harris Township, in which this proposed annexation is located, the total taxes will be $3.9209 per $100 of assessed valuation. Property owners in this area currently pay $2.1065 per $100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Actual tax rates may vary.

| Tax District | Existing Tax Rate | Tax Rate after Annexation |
|---|---|---|
| Harris Township | 2.1065 | 3.9209 |

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

| | |
|---|---|
| 2019 | $2.1065 |
| 2018 | $2.0701 |
| 2017 | $2.0516 |
| 2016 | $1.9977 |
| 2015 | $1.8750 |
| 2014 | $2.0062 |
| 2013 | $1.9086 |

| | |
|---|---|
| 2012 | $1.8186 |
| 2011 | $1.7362 |
| 2010 | $1.6741 |
| 2009 | $1.6557 |
| 2008 | $1.5283 |
| 2007 | $1.3326 |
| 2006 | $1.3899 |
| 2005 | $1.3382 |
| 2004 | $1.3313 |
| 2003 | $1.2476 |
| 2002 | $1.8627 |
| 2001 | $5.5007 [1] |
| 2000 | $5.2417 |

[1] *Change in Tax Code*

F. NEW ADDRESSES

If the proposed annexation is approved, the property will be zoned C-1 General Commercial District to allow a mixed use development as previously described. The property shall be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance. Addresses will be assigned by the City of Mishawaka Engineering Department when the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

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

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

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2020 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department. These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

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

The effective date of annexation, if approved, will be thirty days from the date of approval of the annexation ordinance as required by law.

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

Analysis:

The four (4) properties proposed to be annexed includes three (3) single family residential homes and numerous accessory structures on the southern parcels, and a vacant/unimproved wooded parcel to the north. If the annexation is approved, the Petitioner is proposing to demolish all structures except for the house at 52861 Fir Road and construct a mixed use development as conceptually shown on the preliminary site plan.

Per information provided by the Petitioner's surveyor and engineering consultant, the property is anticipated to be developed in two phases. The first phase is to include an approximate 7,000 sq. ft. medical office building and associated parking areas, drives, and stormwater retention basin. Construction is expect to begin by late summer or early fall of 2020. The second phase is to include an approximate 9,800 sq. ft. retail building. Construction on this building is not anticipated within the next four (4) years. As a result, the following analysis only includes the existing single-family residential house to remain, the vacant northern parcel, and the proposed medical office building on the south two parcels.

If construction begins in 2020, as anticipated, the annexation is expected to significantly increase the assessed valuations and provide positive impacts to a majority of other taxing districts. The Petitioner's consultant indicated first phase construction costs of approximately $1.5 million. This estimate is expected to yield an initial assessed valuation for the south two parcels of $1,362,900, including $750,000 for the building (50% of the construction costs) and $612,900 for the land valuation. The anticipated land valuation is based upon $270,000 per acre for the 2.27 acre developed area. The proposed building and land assessments were estimated using a comparable similar sized medical building located less than a quarter mile south of the annexation area at the southwest corner of Fir and Cleveland Roads. This building, which was annexed and constructed in 2016, had similar construction costs with an initial assessed valuation of just over $700,000 for the building and $270,000 per acre for the developed land.

Although not included in this analysis, the second phase of the proposed development would result in an additional increase in the assessed valuations and provide additional tax revenue if constructed. This phase is anticipated to include a 9,800 sq. ft. retail building with a construction cost of approximately $1.75 to $3 million.

The future anticipated property assessed valuation of $1,545,600 used in the below analysis includes both the estimated $1,362,900 valuation for the proposed commercial improvements on the southern parcels and the current $182,700 assessed valuation on the northern parcels.

The current and future political subdivisions and their associated tax rates were determined by the geography of the property and the attached "Tax Rate Chart for the year 2019 payable 2020". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed valuation:

$490,900

Future anticipated property assessed valuation:

$1,545,600

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property were determined utilizing on online ėstimator available through the Indiana Gateway for Government Units > Taxpayer Portal > Tax Bill Estimator website. The current URL address for this estimator is https://gateway.ifionline.org/CalculatorsDLGF/taxcalculator.aspx.

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

This calculation has been done with a scenario before annexation for residential rental, non-homestead residential, and agricultural property, then following annexation for other (commercial) identifying the property as now being subject to the City tax rate.

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

Prior to annexation: $9,818

Following annexation: $46,368

Political Subdivisions before Annexation:

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

- St. Joseph County (32.2%) - $3,161.40
- Harris Township (15.6%) - $1,531.61
- PHM School Corporation (43.0%) - $4,221.74
- Mishawaka Penn Harris Library (7.1%) - $697.08
- Airport Authority (2.1%) - $206.18

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

The current tax rate of all of these entities combined is 2.1065%.

The tax rate will increase to 3.9209% upon annexation to the City, however, the other (commercial) tax cap rate is set at 3%. The cap will be higher when adding the yet to be determined exempt rate for the year 2019 payable 2020. For comparison, the exempt rate for the applicable taxing district for the year 2018 payable 2019 was 0.1034% resulting in a cap of 3.1034%. With a higher cap, the above estimated property tax values and corresponding yearly estimated revenue below will also be higher. Regardless of the actual tax rate, revenue is expected to increase due to the estimated increase in assessed valuation realized from the proposed medical office use. With the additional revenue, the distribution of property tax revenue would increase for all existing tax entities, except for Harris Township.

Political Subdivisions following Annexation:

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

- St. Joseph County (17.3%) - $8,021.66 (+$4,860.26 per year)
- Harris Township (0.2%) - $92.74 (-$1,438.87 per year)
- PHM School Corporation (23.1%) - $10,711.01 (+$6,489.27 per year)
- Mishawaka Penn Harris Library (3.8%) - $1,761.98 (+$1,064.90 per year)
- Airport Authority (1.1%) - $510.05 (+$303.87 per year)
- South Bend Transpo (2.8%) - $1,298.30
- City of Mishawaka (51.6%) - $23,925.89

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

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

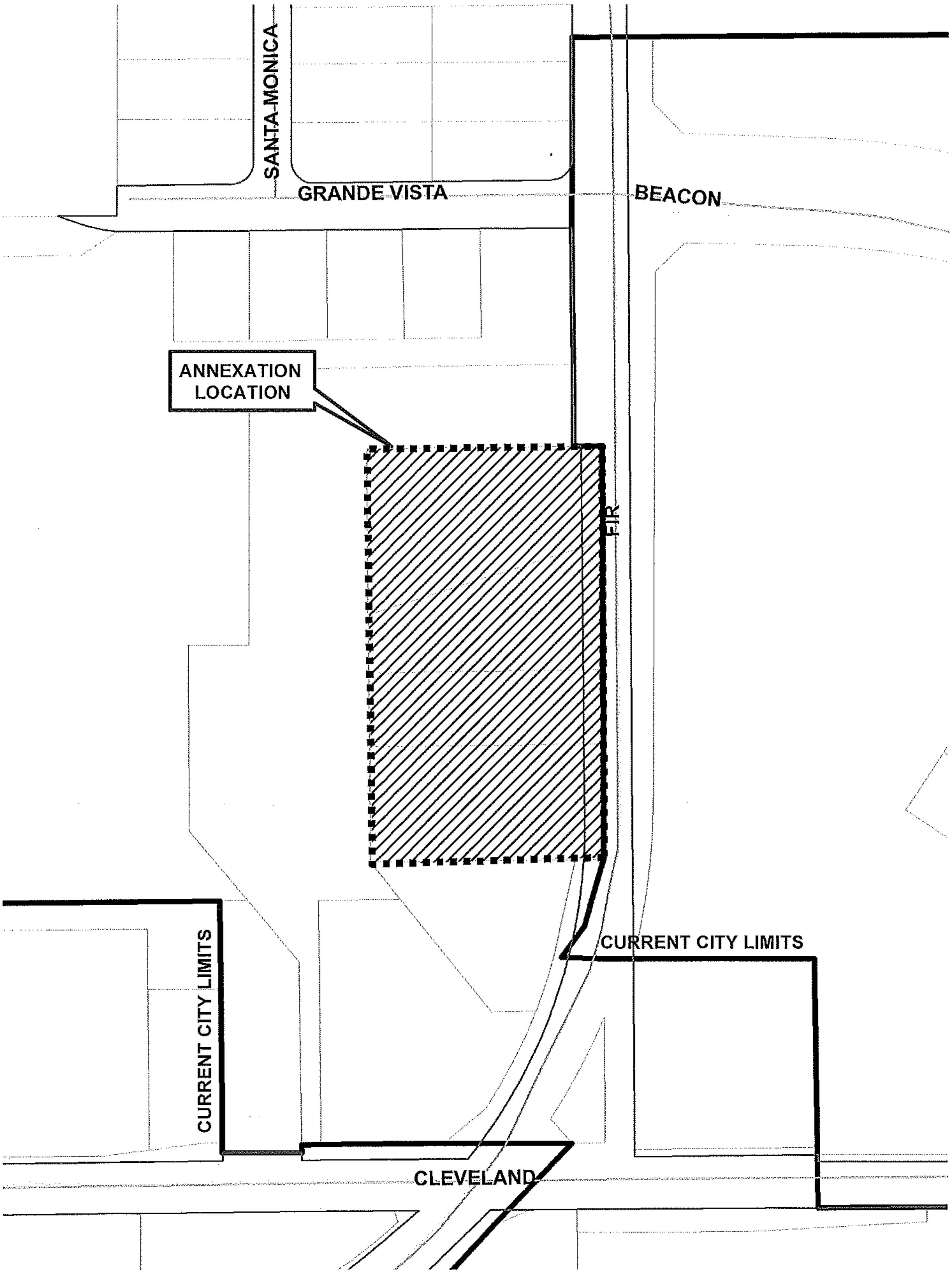
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

| | |
|---|---|
| • St. Joseph County | $32,086.64 |
| • Harris Township | $370.96 |
| • PHM School Corporation | $42,844.04 |
| • Mishawaka Penn Harris Library | $7,047.92 |
| • Airport Authority | $2,040.20 |
| • South Bend Transpo | $5,193.20 |
| • City of Mishawaka | $95,703.56 |

J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

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

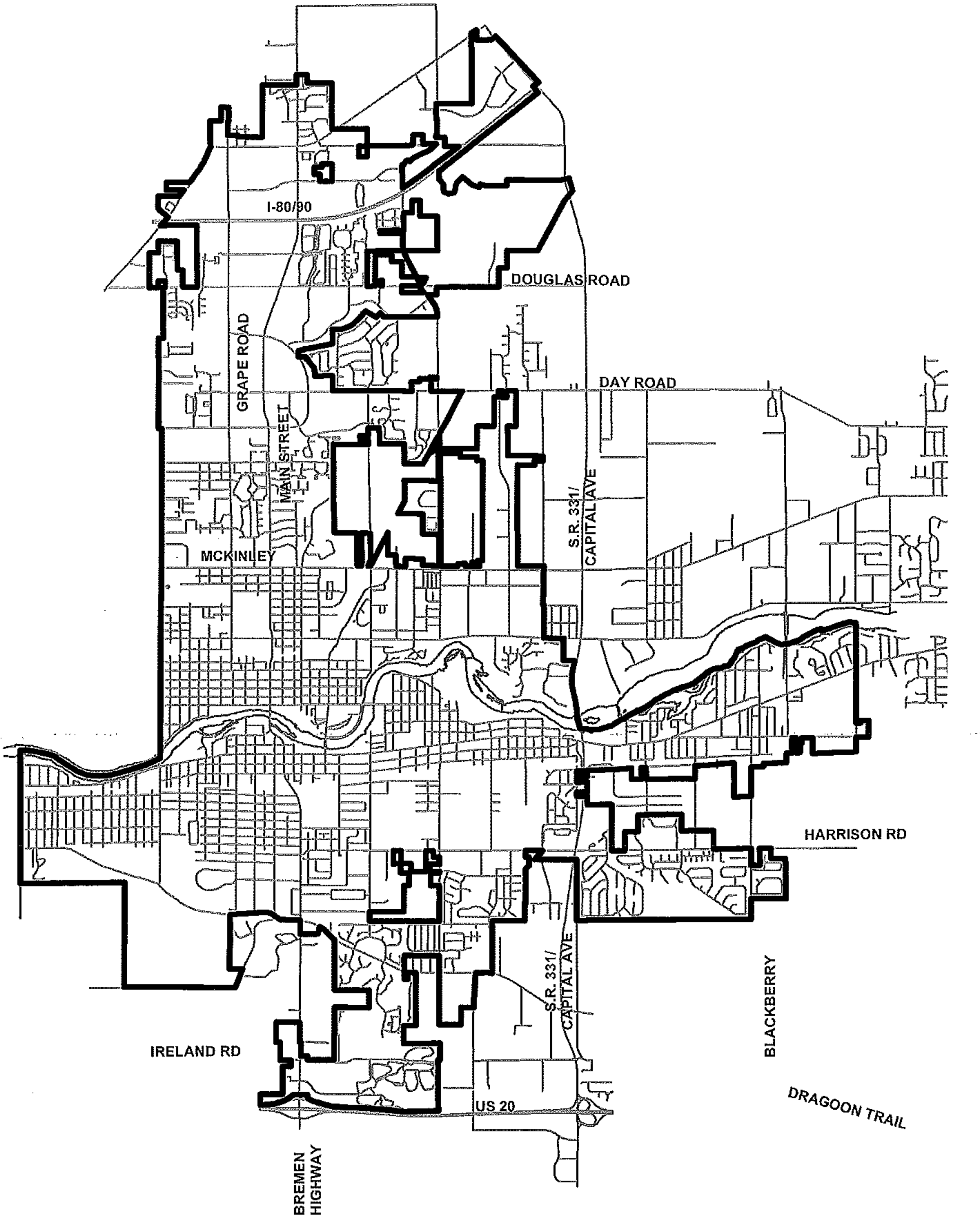
Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.



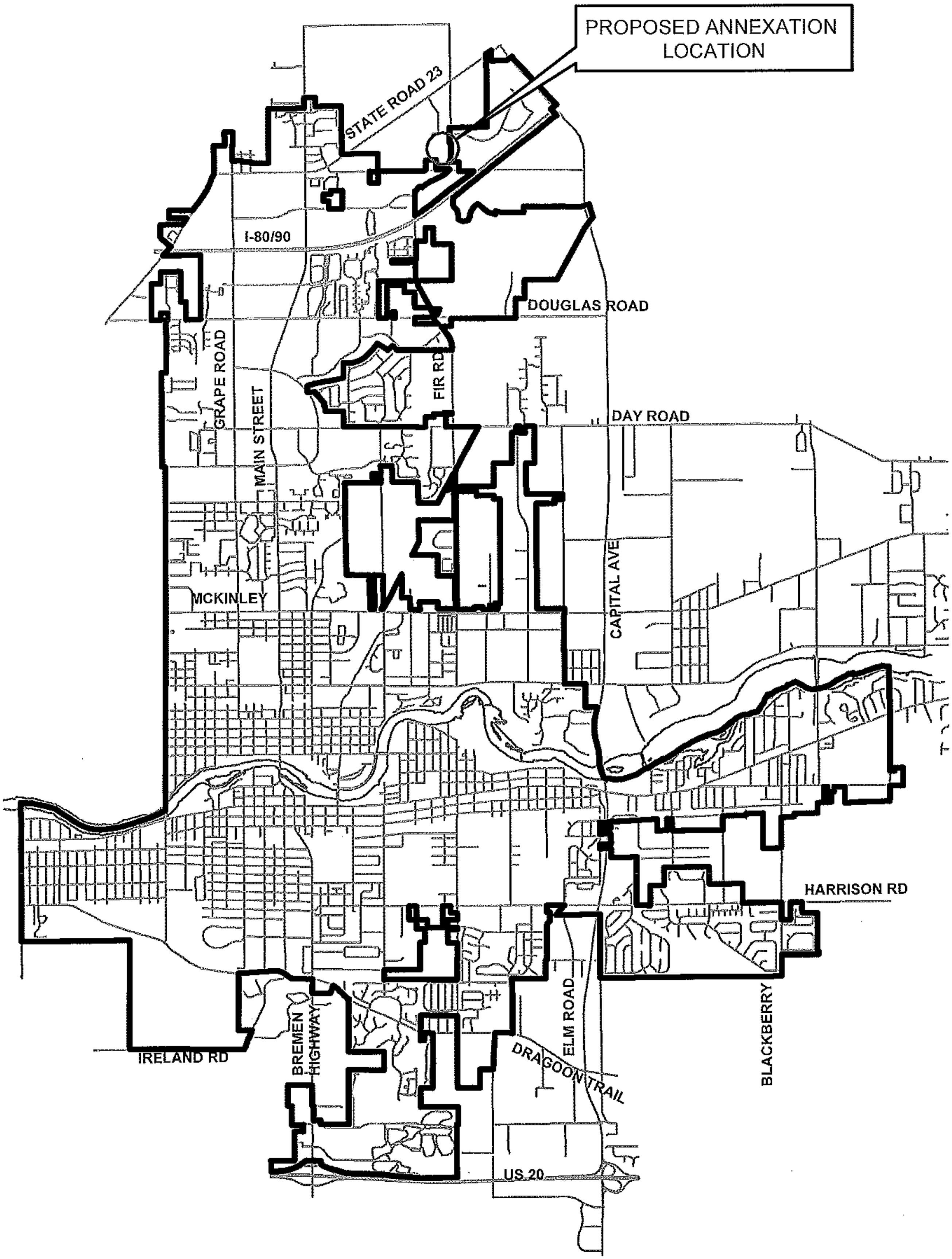



**LOCATION MAP**

# MAP OF EXISTING CITY LIMITS



# MAP OF PROPOSED CITY LIMITS



# AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED

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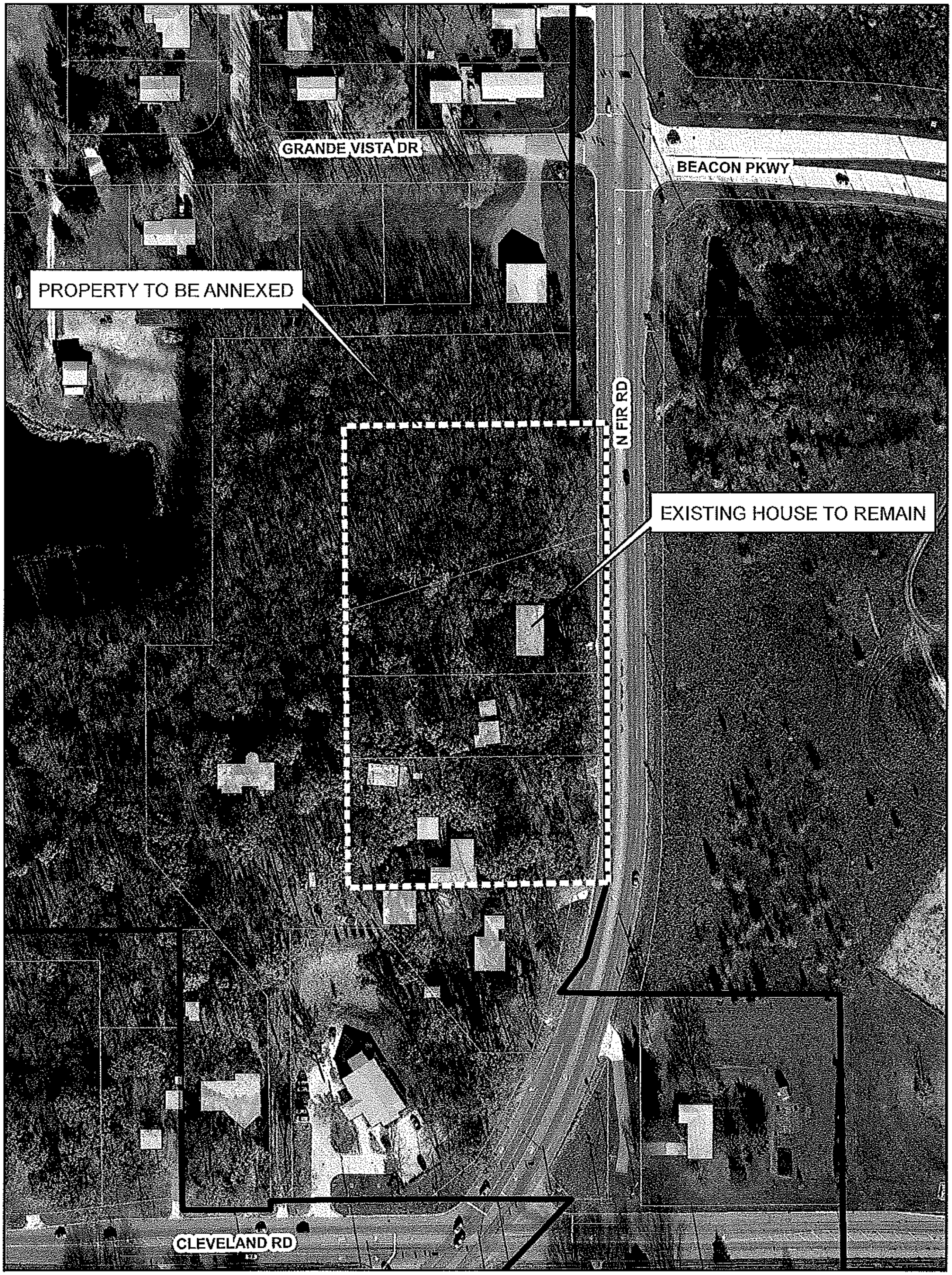
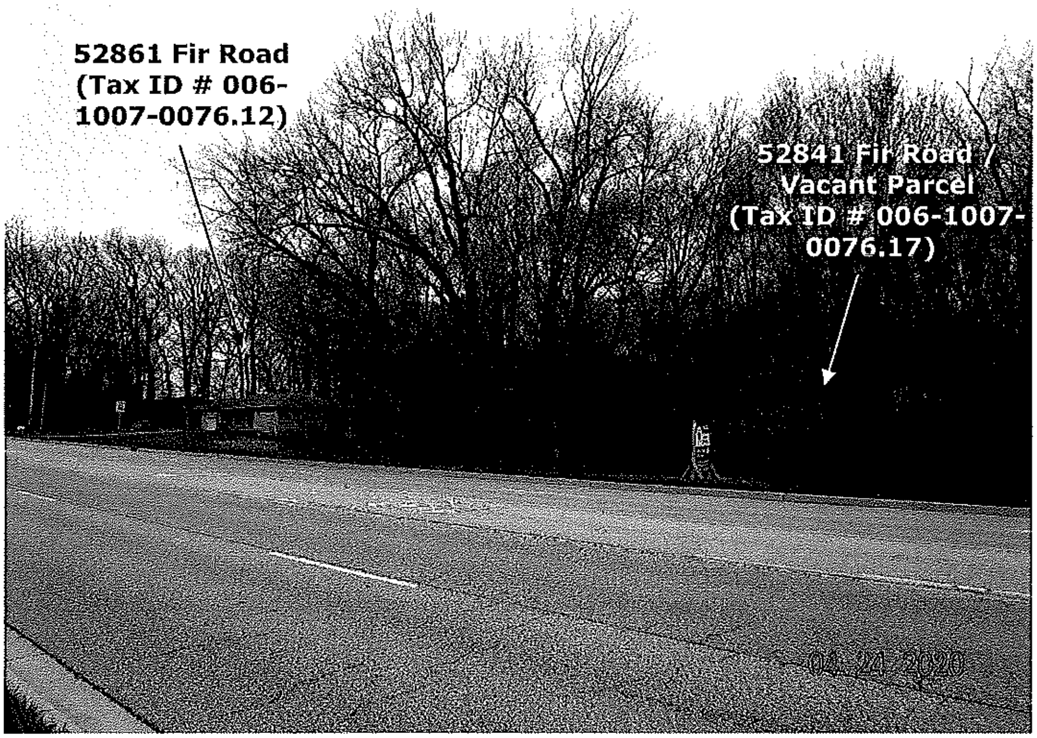


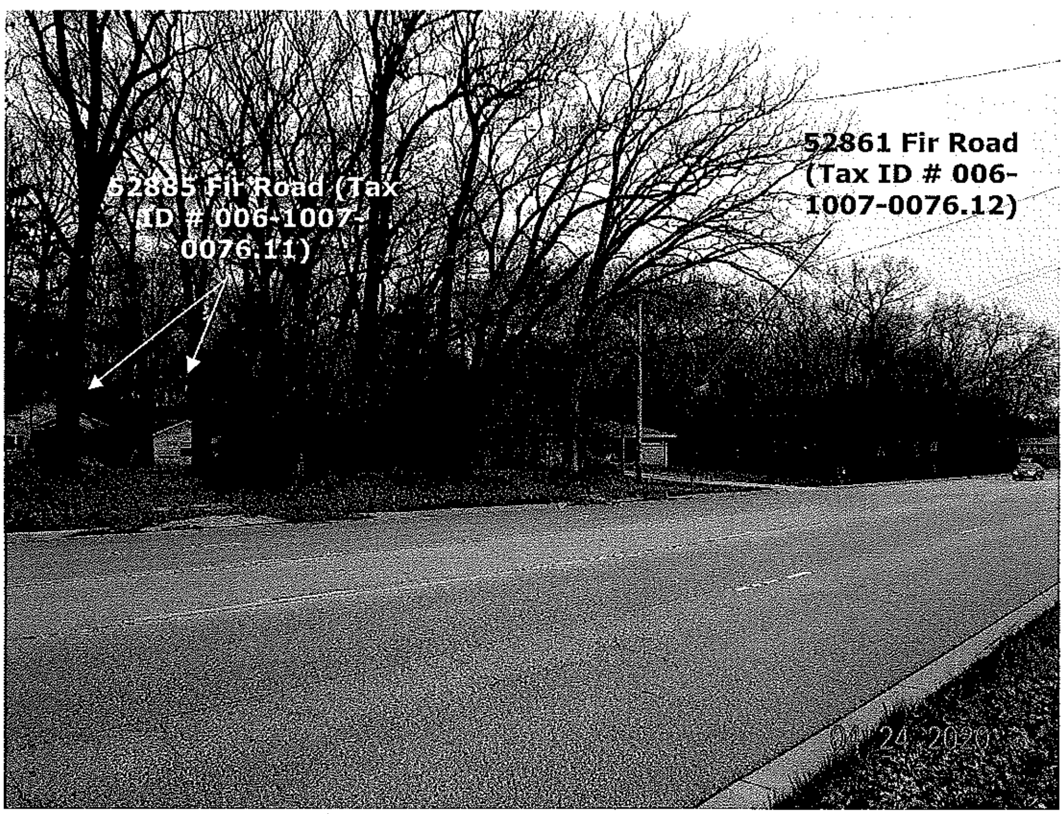
# PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



Looking southwesterly into the annexation area from Fir Road.

Looking westerly toward the existing house at 52861 Fir Road. House is to remain after annexation.


Looking westerly toward the existing house at 52885 Fir Road and accessory structures at 52921 Fir Road. All these structures are to be demolished after annexation.




Looking northwesterly into the annexation area from Fir Road.

Date: April 17, 2020

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

Re: Petition for Annexation & Rezoning for:

RH Line, LLC
509 West Washington Street
South Bend, Indiana 46601

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

Annexation and Rezoning Legal Description:

A Parcel located in the Southeast Quarter of Section 22, Township 38 North, Range 3 East, Harris Township, St. Joseph County, Indiana: Being more particularly described as commencing at the Southeast corner of said Section 22; thence North 00°00'00" East along the East line of said Section, 430.00 feet more or less and South 90°00'00" West, a distance of 30.00 feet more or less to a point on the west right-of-way line of said Fir Road and the existing Mishawaka Corporation line and the Point of Beginning of this description; thence South 90°00'00" West, a distance of 288.00 feet more or less; thence North 00°00'00" East, a distance of 572.95 feet more or less; thence North 90°00'00" East, a distance of 288.00 feet more or less to the West right-of-way line of said Fir Road and the existing Mishawaka Corporation line; thence South 00°00'00" East along said West line and Corporation line, a distance of 572.95 feet more or less to the point of beginning.
Containing 3.76 acres more or less.
Subject to all legal rights-of-way, easements, and restrictions of record.

Also commonly known as 52921, 52861, 52885 & 52841 Fir Road, Granger, IN 46530.

The above described parcels of land are presently zoned "R" Single Family District in the unincorporated county.

Petitioners desire to annex and rezone the real estate described above to the "C-1" Commercial District classification. The purpose for the annexation and rezoning is to allow for a mixed land use development containing medical office uses, retail uses, and an existing residential use for a temporary time.

Wherefore, the petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexation and rezoning the above described parcel of real estate located in the City of Mishawaka.

For: RH Line, LLC
509 West Washington Street
South Bend, Indiana 46601
(574) 339-1793



Pet 20-08

PGT 20-03

RECEIVED
APR 22 2020
ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING

# ANNEXATION/REZONING PRELIMINARY SITE PLAN

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST,
HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

**LEGAL DESCRIPTION:**

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA; BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 3.76 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALSO COMMONLY KNOWN AS 52921, 52861, 52885 & 52841 FIR ROAD, GRANGER, IN 46530.

**TABULATED DATA**

1. ACREAGE OF PARCEL ........ 3.76 ± ACRES
2. EXISTING ZONING: "R" SINGLE-FAMILY DISTRICT (UNINCORPORATED COUNTY)
   PROPOSED ZONING: "C-1" COMMERCIAL DISTRICT
3. PROPOSED USES: MEDICAL OFFICE USES, RETAIL USES, AND AN EXISTING RESIDENTIAL USE FOR A TEMPORARY TIME.
4. PROPOSED LAND COVERAGE:

| | SQUARE FOOTAGE | % OF SITE |
|---|---|---|
| A. PROPOSED & EXISTING BUILDINGS: | | |
| 1. RETAIL | 9,800 | 5.94 |
| 2. MEDICAL | 6,981 | 4.23 |
| 3. EXISTING RESIDENCE | 2,108 | 1.28 |
| B. PROPOSED DRIVES/SPACES/WALKS | 58,705 | 35.58 |
| C. OPEN SPACE | 87,416 | 52.97 |
| TOTAL: | 165,010 | 100.00 |

5. PARKING RATIO REQUIRED BY ORDINANCE FOR:

   A. "C-1" COMMERCIAL DISTRICT:

   1). RETAIL USES: 4 SPACES PER 1,000 SQ.FT. OF GROSS FLOOR AREA;
   NUMBER OF SPACES REQUIRED FOR 9,800 SQ.FT. OF GROSS FLOOR AREA ..... 39 SPACES
   TOTAL NUMBER OF SPACES PROVIDED ..... 49 SPACES

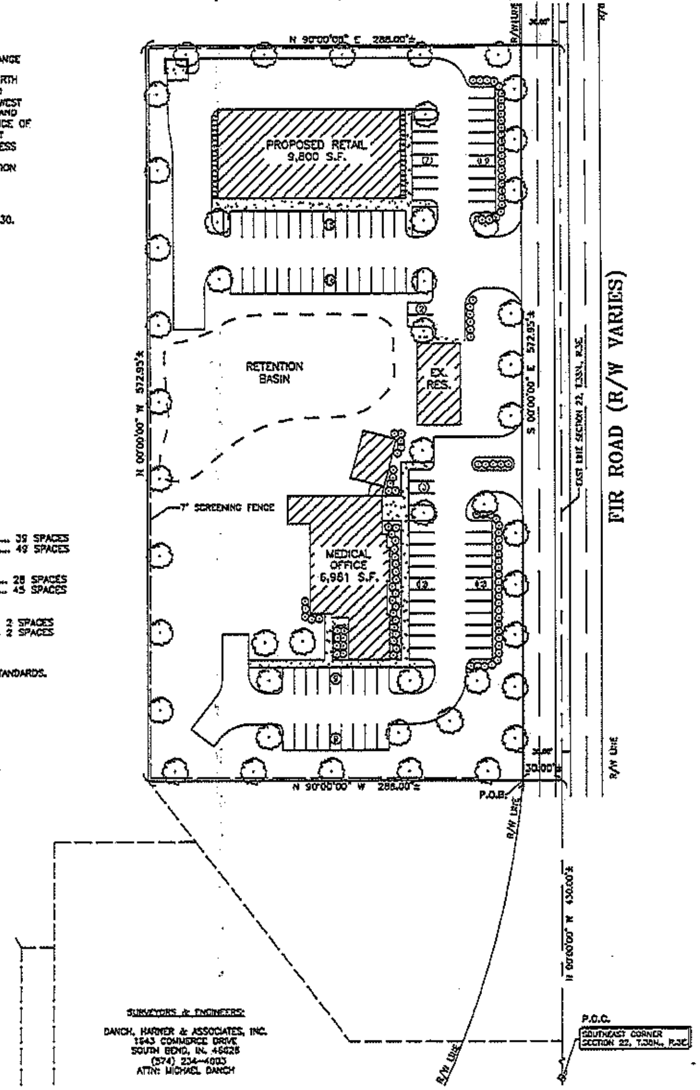
   2). MEDICAL USES: 4 SPACES PER 1,000 SQ.FT. OF GROSS FLOOR AREA;
   NUMBER OF SPACES REQUIRED FOR 6,981 SQ.FT. OF GROSS FLOOR AREA ..... 28 SPACES
   TOTAL NUMBER OF SPACES PROVIDED ..... 45 SPACES

   3). RESIDENTIAL USE: 2 SPACES PER RESIDENCE;
   NUMBER OF SPACES REQUIRED FOR ONE (1) RESIDENCE ..... 2 SPACES
   TOTAL NUMBER OF SPACES PROVIDED ..... 2 SPACES

1. PROPERTY IS PROPOSED TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
2. DRIVEWAY OPENINGS SHOWN ARE PROPOSED AND REQUIRED TO MEET LATEST CITY STANDARDS.
3. DRAINAGE WILL BE AS REQUIRED BY MISHAWAKA CITY ENGINEERING DEPARTMENT.
4. LANDSCAPING AS REQUIRED BY ZONING ORDINANCES.

**ANNEXATION & REZONING REQUEST:**

TO ANNEX AND REZONE THE REAL ESTATE DESCRIBED ABOVE TO THE "C-1" COMMERCIAL DISTRICT CLASSIFICATION. THE PURPOSE FOR THE ANNEXATION AND REZONING IS TO ALLOW FOR A MIXED LAND USE DEVELOPMENT CONTAINING MEDICAL OFFICE USES, RETAIL USES, AND AN EXISTING RESIDENTIAL USE FOR A TEMPORARY TIME.





AERIAL PHOTOGRAPHY

SCALE 1" = 40'

SURVEYORS & ENGINEERS:
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

R.L. HARNER #910032

| DATE 4/16/20 | DRAWN BY: GGS | REVISIONS |
|---|---|---|
| SCALE 1" = 40' | CHECKED BY: MJD | |
| FILE # 200134 | PROJ. MANGR: MJD | |

Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

SHEET 1 OF 1

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 3.76 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. (ADDRESSES: 52921, 52885, 52861 & 52841 FIR ROAD, MISHAWAKA, IN 46545)

# **TAB C- SUMMARY OF SERVICES**

## SUMMARY OF SERVICES

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

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

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

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

Instead of dealing with septic systems, property owners can tap into lines provided by Mishawaka Utilities Wastewater Division. The Division has a plant staffed 24 hours a day, and maintenance technicians are available at all times to respond to emergencies. The City's sewer insurance program provides sewer coverage for each single-family residential homeowner on the public sewer system for a small monthly fee, paid with the Mishawaka Utilities bill. With this program, the homeowner is protected from paying the cost of catastrophic sewer repairs outside the home. A $42 million expansion of the wastewater treatment plant was completed in June 2008. From 2013 to 2020, capital improvements to the wastewater system were made including the replacement of four lift stations, three emergency generators, and final clarifier troughs. Additional plant and system improvements with a focus of implementing the Combined Sewer Overflow Long Term Control Plan are planned in the upcoming years.

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

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

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

Mishawaka has a full-time Fire Department, with four stations. The Department maintains a Class 2 fire rating with the Insurance Services Office (ISO) rating improving from a Class 3 rating in November 2019. The City nearly received a Class 1 rating of which there are only three in the State of Indiana. It is expected that a Class 1 rating will be achieved during the next reevaluation. The lower the rating, the lower a resident's homeowner's insurance will be. Additionally, the department's response time is excellent, and fire trucks arrive within three minutes to a call for 90 percent of the city.

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

The City's EMS Department is a centralized system that responded to over 8,300 calls in 2019. The City, with its population of nearly 50,000, responds to about 50% more calls than the County ambulance service does, with its population of over 100,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

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

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

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

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

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

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

## SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

### Existing Sanitary Sewer Infrastructure

The City has an existing sanitary sewer manhole located on the north side of the existing drive approach at 52861 Fir Road. This connects to the existing 12" gravity sanitary sewer main on the east side of Fir Road via an 8" gravity sanitary sewer main. A sanitary sewer main (8" minimum) shall be strategically extended on to the site for individual connections of each building. The cost of this extension and perpetual maintenance shall be the responsibility of the owner/developer. This private sewer extension will discharge into a sanitary sewer system that is publicly maintained and ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant. The City's sanitary sewer system has ample capacity to serve this annexation property.

### Existing Road/Transportation Infrastructure

Currently, this annexation has frontage along Fir Road. Fir Road is a five-lane section with two northbound travel lanes, two southbound travel lanes, and a shared center left turn lane. The developer is required to dedicate, if not already, an additional 40' of right-of-way for the length of frontage on Fir Road to match the properties north and south of this development. This site is only permitted one shared access drive and shall meet current City of Mishawaka Engineering Standards. It is recommended this drive approach be located as far north as feasible for sight distance issues on the curvature of the road to the south. A deceleration lane shall also be required.

### Existing Storm Sewer/Drainage Infrastructure

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

### Planned Capital Expenditures, Staff and Rates

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

### Personal Service Programs

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

Specifically, the Sewer Lateral Insurance Program covers each single-family residential homeowner connected to the public sewer system within the City of Mishawaka. For a $2.20 monthly fee, which is included in the Mishawaka Utilities sewer bill, the homeowner is protected from paying catastrophic sanitary sewer repair costs for the portion of sewer lateral between the street right-of-way and outside of foundation wall of the home. Currently, this annexation area proposes a C-1 General Commercial District, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2020 BUDGET

ENGINEERING DEPARTMENT
101-13

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | biweekly |
| 411-01 | Director of Engineering | 79,352.00 | 3,052.00 |
| 411-02 | Assistant Director | 65,791.00 | 2,530.40 |
| | Project Manager | 55,682.00 | 2,141.60 |
| | Traffic Manager | 54,288.00 | 2,088.00 |
| | Project Coordinator | 40,332.00 | 1,551.20 |
| | Office Manager | 35,573.00 | 1,368.18 |
| | City GIS Coordinator | 54,288.00 | 2,088.00 |
| | | | 385,306.00 |
| Other Personal Services | | | |
| 411-65 | PE Certification | 10,000.00 | 192.31 |
| | | | 395,306.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | General Supplies | 8,000.00 | |
| | | | 8,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-06 | Consulting | 5,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 6,000.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Equipment Repair | 2,500.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 1,000.00 | |
| | | | 14,500.00 |
| | | | 417,806.00 |

## ELECTRIC SERVICE

Services and Rates

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

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

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

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

Personnel

Mishawaka Utilities – Electric Division has a staff of 46 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

Engineering: Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.

Construction: Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeymen, Apprentices and Linemen).

Metering: Consists of Metering Department Manager and support metering personnel.

Operations: Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

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

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

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

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

Costs Associated with Services

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

## FIRE PROTECTION/EMS

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

### Staffing and Response Times

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

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

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

### Fire Stations

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

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

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

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

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

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

For the year 2019 out of 8,330 runs 6,136 or roughly 74% were medical in nature. The Mishawaka Fire Department restructured going to a three-platoon system in 2013. With the addition of a third ambulance we were able to move ambulances out of one central location to be closer to the neighborhoods they served. This and the availability of paramedics on some engine companies have decreased the time in which it takes to start lifesaving interventions if needed. Engine and ladder companies also have Advanced E.M.T.'s on board who may begin vital treatment such as 12 lead E.K.G.'s, establishing I.V. lines, and administration of a handful of drugs. Once the ambulance arrives the paramedics take over in the continuum of care depending upon the severity of the call.

### Equipment

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

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

Training

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

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

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

In the calendar year 2019 each firefighter took part in an average of 200+ hours of continuing education.

Complete training records for all personnel are available.

Fire Insurance Rating

Mishawaka maintains a Class 2 fire rating with the Insurance Services Office. The lower the number in the rating, the lower a homeowner's insurance policy could be. Thus, properties that are annexed into the city could see a reduction in property insurance.

During the last audit in November of 2019 Mishawaka's rating improved from 78.65% out of a maximum of 100% in 2012 to 88.35% out of 100% in 2019.

We are currently only 1.65% away from a Class one (1) designation of which there are only three (3) in the State of Indiana.

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

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

For comparison, many township departments have ratings of 7 to 9. After our next reevaluation we believe Mishawaka's fire insurance rating will be the highest possible a Class one (1).

Future Plans

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

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

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

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

Citizen Programs

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

In 2019 the Fire Prevention Bureau performed 1,849 fire inspections of new and existing buildings in Mishawaka.

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

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

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

Costs Associated With Services

If annexed, the City of Mishawaka Fire Department is capable of providing a level of service for the area that is equal to the services currently provided for the City. Given the proximity of the proposed annexation area, the Fire Department does not require any additional funds than what have been allocated within the current city budget to provide these services. For general information purposes, a copy of the year 2020 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES

| | | | |
|---|---|---|---|
| Salaries and Wages | | | biweekly |
| 411-01 | Fire Chief | 79,527.00 | 3,058.72 |
| 411-02 | Assistant Chief | | |
| | 3 @ 73,791 | 221,373.00 | 2,838.08 |
| | Battalion Chief | | |
| | 3 @ 67,122 | 201,366.00 | 2,581.60 |
| | Captains 15 @ 63,890 | 958,350.00 | 2,457.28 |
| | Lieutenants | | |
| | 15 @ 62,143 | 932,145.00 | 2,390.08 |
| | Fire Inspectors | | |
| | 3 @ 62,143 | 186,429.00 | 2,390.08 |
| | Driver Operator | | |
| | 30 @ 60,424 | 1,812,720.00 | 2,324.00 |
| | 1st Class Firefighter | | |
| | 34 @ 59,942 | 2,038,028.00 | 2,305.45 |
| | Master Firefighters | | |
| | 11@ 57,529 | 632,819.00 | 2,212.64 |
| | | | 7,062,757.00 |
| | Civilian | | |
| | Executive Secretary | 35,589.00 | 1,368.80 |
| | | | 35,589.00 |
| Other Personal Services | | | |
| 411-12 | Specialty Pay | 264,800.00 | |
| 411-60 | Overtime | 650,000.00 | |
| 411-66 | Uniform Allowance 115 @ 1,250 | 143,750.00 | |
| 411-67 | Pension Equalization | 10,900.00 | |
| | | | 1,069,450.00 |
| Employee Benefits | | | 8,167,796.00 |
| 413-01 | Social Security | 13,300.00 | |
| 413-02 | Medicare | 119,000.00 | |
| 413-03 | PERF-14.2% | 30,500.00 | |
| 413-05 | Health Insurance | 2,975,000.00 | |
| 413-06 | Life/Disability Insurance | 6,500.00 | |
| 413-08 | Deferred Comp Match | 70,000.00 | |
| 413-09 | 77 Pension 20.5% | 1,400,000.00 | |
| | | | 4,614,300.00 |
| | | | 12,782,096.00 |

CITY OF MISHAWAKA
2020 BUDGET

FIRE/EMS DEPARTMENT
101-19

| | | | |
|---|---|---|---|
| **2 SUPPLIES** | | | |
| Office Supplies | | | |
| 421-90 | Office Supplies | 6,000.00 | |
| Operating Supplies | | | |
| 422-01 | Operating Supplies | 200,000.00 | |
| 422-03 | Medical Supplies | 125,000.00 | |
| Other Supplies | | | |
| 429-10 | Public Education Training/ Seminar Supplies/Refreshments | 6,000.00 | |
| | | | 337,000.00 |
| **3 OTHER SERVICES AND CHARGES** | | | |
| Repairs and Maintenance | | | |
| 436-01 | Building/ Equipment Repair | 100,000.00 | |
| 436-91 | Laundry Maintenance | 3,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 3,000.00 | |
| | | | 106,000.00 |
| | | | 13,225,096.00 |

## PARKS AND RECREATION OPPORTUNITIES

### Parks and Recreation

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

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

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

### Staff and Equipment

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

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

### Costs Associated With Services

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

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

For general information purposes, a copy of the year 2018 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

PARK AND RECREATION
204-50

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | biweekly |
| 411-01 | Department Head | 68,788.00 | 2,645.66 |
| 411-02 | Regular Employees | 510,426.00 | |
| | Group 1: 14@20.64*2092 | 604,505.00 | |
| 411-03 | Temporary/Summer Help | 500,000.00 | 1,683,719.00 |
| | CS reimburse - 54,309* 1.55 for assts. | 65,906.00 | |
| | Reimburse MVH Director - 64,439*5% | 3,222.00 | 69,128.00 |
| | | | 1,752,847.00 |
| Other Services Personal | | | |
| 411-60 | Overtime | 25,000.00 | |
| 411-63 | Longevity | 13,835.00 | |
| 411-64 | FTO | 10,000.00 | 48,835.00 |
| Employee Benefits | | | |
| 413-01 | Social Security | 107,000.00 | |
| 413-02 | Medicare | 25,000.00 | |
| 413-03 | PERF 14.2% | 174,400.00 | |
| 413-04 | Unemployment | 5,000.00 | |
| 413-05 | Employee Insurance Benefits | 390,000.00 | |
| 413-06 | Life Insurance | 1,500.00 | |
| 413-08 | Deferred Comp Match | 8,000.00 | |
| | | | 710,900.00 |
| 2 SUPPLIES | | | 2,512,582.00 |
| Office Supplies | | | |
| 421-90 | Office Supplies | 8,000.00 | |
| Operating Supplies | | | |
| 422-02 | Gas, Oil, Parts, etc. | 73,000.00 | |
| Other Supplies | | | |
| 429-09 | Merrifield Complex Supplies | 32,000.00 | |
| 429-14 | Maintenance Supplies | 70,000.00 | |
| 429-15 | Program Supplies | 30,000.00 | |
| 429-16 | Golf Course Concessions | 40,000.00 | |
| 429-18 | Athletic Event Supplies | 36,000.00 | |
| 429-19 | Battell Center Supplies | 22,500.00 | |
| 429-20 | Golf Course Supplies | 40,000.00 | |
| 429-21 | Other Concessions | 5,000.00 | |
| 429-23 | Merrifield Concessions | 25,000.00 | |
| 429-24 | Battell Center Concessions | 3,000.00 | |
| | | | 384,500.00 |

CITY OF MISHAWAKA
2020 BUDGET

PARK AND RECREATION
204-50

| | | | |
|---|---|---|---|
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-09 | Health Screenings/Vaccines | 8,000.00 | |
| Communication and Transportation | | | |
| 432-02 | Postage and Freight | 2,000.00 | |
| 432-03 | Travel and Training | 8,000.00 | |
| 432-04 | Telephone | 7,000.00 | |
| Printing and Advertising | | | |
| 433-01 | Printing/Newsletter etc. | 10,000.00 | |
| Insurance | | | |
| 434-90 | Insurance Premiums/Deductibles | 120,000.00 | |
| Utility Services | | | |
| 435-01 | MU/AEP Charges | 450,000.00 | |
| 435-02 | NIPSCO | 30,000.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Equipment/Facility Repair | 75,000.00 | |
| 436-90 | Service Contracts | 100,000.00 | |
| Rentals | | | |
| 437-05 | Uniforms/Port-o-lets | 11,500.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscription, Dues, etc. | 3,000.00 | |
| 439-09 | Miscellaneous/Charges | 1,000.00 | |
| 439-18 | Instructor Fees | 15,000.00 | |
| 439-19 | Official/Referee Fees | 10,000.00 | |
| 439-21 | Recreation Event/Entertainment | 48,000.00 | |
| 439-93 | Sales Tax | 25,000.00 | |
| | | | 923,500.00 |
| | | | 3,820,582.00 |

CITY OF MISHAWAKA
2020 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

| | | | |
|---|---|---|---|
| **1 PERSONAL SERVICES** | | | |
| Salaries and Wages | | | |
| 411-03 | Temporary Help | 15,000.00 | |
| | | | 15,000.00 |
| **2 SUPPLIES** | | | |
| Other Supplies | | | |
| | Merrifield Supplies and Repairs | 19,300.00 | |
| | Wilson Supplies and Repairs | 15,000.00 | |
| 429-17 | Landscaping/Chemical Supplies | 70,000.00 | |
| | | | 104,300.00 |
| **3 OTHER SERVICES AND CHARGES** | | | |
| Professional Services | | | |
| 431-06 | Consulting | 75,000.00 | |
| Communication and Transportation | | | |
| 432-04 | Wilson Hill Phone and Internet | 2,500.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Golf Cart Repair | 5,000.00 | |
| 436-90 | Animal Control | 15,000.00 | |
| | Henry Frank fence | 5,000.00 | |
| | GPS Contract | 28,200.00 | |
| | | | 130,700.00 |
| | | | 250,000.00 |

## POLICE AND CRIME PREVENTION

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

### Staffing

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

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

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

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

### Equipment

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

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

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

### The Community Relations Unit

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

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

Street Crimes Unit

The Street Crimes Unit was implemented in July of 2009. There are 4 officers assigned to the Unit. The goal of this Unit is to concentrate efforts in high crime areas of the city and work in conjunction with the Police Department's Investigative Division to identify criminals and solve crimes. So far, the SCU has worked very hard at their mission and has proven to be quite a success. Because of their determination and self-motivation, the Unit has taken several criminals, weapons and drugs off the streets and has seen crime decrease in the high crime neighborhoods.

Riverwalk Beat

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

CAPS Program

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

Response Time and Crime Statistics

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

The Uniform Division was tasked with covering over 40,000 calls for service in 2019. That number also reflects reporting on 2,246 vehicle crashes.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as homicides, robberies, burglaries, auto thefts and thefts have dropped from 2018 to 2019. There was an increase in rape and assaults from 2018 to 2019. Overall there was an 8% decrease in crime in 2019. Mishawaka had 5 homicides in 2018.

For general information purposes, a copy of the year 2020 budget has been included for reference. The budget itemizes the costs of providing services for the entire city.

Costs Associated with Services

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

CITY OF MISHAWAKA
2020 BUDGET

POLICE DEPARTMENT
101-20
1 PERSONAL SERVICES

| | | | | |
|---|---|---|---|---|
| Salaries and Wages | | | | biweekly |
| 411-01 | Police Chief | 80,000.00 | 3,076.92 | |
| 411-02 | Assistant Chief | | | |
| | 3 @ 74,275 | 222,823.00 | 2,856.70 | |
| | Captain | | | |
| | 6 @ 63,263 | 379,580.00 | 2,433.20 | |
| | Lieutenant | | | |
| | 14 @ 62,062 | 868,868.00 | 2,387.00 | |
| | Sergeant | | | |
| | 20 @ 60,901 | 1,218,017.00 | 2,342.34 | |
| | 1st Class Patrol Officer | | | |
| | 46 @ 60,120 | 2,765,523.00 | 2,312.31 | |
| | 2nd Class Patrol Officer | | | |
| | 18 @ 57,998 | 1,043,964.00 | 2,230.69 | |
| | | | 6,578,775.00 | |
| | Civilians | | | |
| | Administrative Assistant | 42,079.00 | 1,618.40 | |
| | Administrative Secretary | 36,048.00 | 1,386.45 | |
| | Secretary 2 @ 35,590 | 71,180.00 | 1,368.85 | |
| | Parking Personnel | 35,590.00 | 1,368.85 | |
| | Property Manager | 39,125.00 | 1,504.80 | |
| | Office Manager | 37,415.00 | 1,439.02 | |
| | | | 261,437.00 | |
| | Crossing Guards 20 @ 7,651 | 153,020.00 | | |
| 411-03 | Substitute Crossing Guard | 2,000.00 | | |
| | Temporary Help/Part-time | 20,000.00 | | |
| 411-65 | IDACS Specialist | 500.00 | 175,520.00 | |
| Other Personal Services | | | | |
| 411-02 | Shift Differential 2nd @350 3rd @ 700 | 57,600.00 | | |
| 411-60 | Overtime/ Court-time Officer-Non Officer | 500,000.00 | | |
| 411-66 | Uniform Allowance 1@600, 108@2050 | 222,000.00 | | |
| 411-66 | Equipment Allowance 108@1250 | 135,000.00 | | |
| 411-66 | Off Duty Weapon Stipend 108@400 | 43,200.00 | 957,800.00 | |
| Employee Benefits | | | | |
| 413-01 | Social Security | 30,000.00 | | |
| 413-02 | Medicare | 114,000.00 | | |
| 413-03 | PERF 14.2% | 45,000.00 | | |
| 413-05 | Health Insurance | 2,650,000.00 | | |
| 413-06 | Life Insurance | 6,250.00 | | |
| 413-08 | Deferred Comp Benefit | 65,000.00 | | |
| 413-10 | 77 Pension 19.5% | 1,224,000.00 | 4,134,250.00 | |
| | | | 12,107,782.00 | |

# CITY OF MISHAWAKA
## 2020 BUDGET

POLICE DEPARTMENT
101-20

| | | | |
|---|---|---|---|
| **2 SUPPLIES** | | | |
| Operating Supplies | | | |
| 422-01 | Operating Supplies | 35,000.00 | |
| Other Supplies | | | |
| 429-11 | Seminars/ Community Relations | 1,000.00 | |
| | | | 36,000.00 |
| **3 OTHER SERVICES AND CHARGES** | | | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 2,000.00 | |
| Printing and Advertising | | | |
| 433-01 | Printing | 1,800.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Building Repair/ Maintenance Service Contracts | 90,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 3,000.00 | |
| 439-09 | Miscellaneous Charges | 5,000.00 | |
| 439-11 | Special Expense | 13,000.00 | |
| 439-12 | Canine Expenses | 3,000.00 | |
| | | | 117,800.00 |
| | | | 12,261,582.00 |

## STREET DEPARTMENT

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

Staffing

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

Equipment

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

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

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

Services

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

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

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

Costs Associated with Services

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

For general information purposes, a copy of the year 2018 budget has been included for reference.

CITY OF MISHAWAKA
2020 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | biweekly |
| 411-02 | Assistant 4 @ 54,309 | 217,236.00 | 2,088.80 |
| | Fleet Maintenance Technician | | |
| | 6 @ 21.73*2092 | 272,755.00 | |
| | Group 1: 4 @ 20.64*2092 | 172,716.00 | |
| | PT maintenance 1040 hrs @ 11.00 | 11,440.00 | |
| | Reimburse MVH Director - 64,439*5% | 3,222.00 | |
| | | | 677,369.00 |
| Other Services Personal | | | |
| 411-60 | Overtime | 15,000.00 | |
| 411-63 | Longevity | 6,370.00 | |
| | | | 21,370.00 |
| | | | 698,739.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | Office Supplies | 2,000.00 | |
| Operating Supplies | | | |
| 422-02 | Gas, Oil, etc. | 800,000.00 | |
| 422-05 | Equipment/ Vehicle/Maint Supplies | 110,000.00 | |
| Other Supplies | | | |
| 429-08 | Uniform/ Supplies | 5,750.00 | |
| | | | 917,750.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-09 | Health Screenings/ Vaccines | 1,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 1,000.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Building Repair / Equipment/Maint | 70,000.00 | |
| Rentals | | | |
| 437-05 | Uniforms | 5,000.00 | |
| Other Services and Charges | | | |
| 439-09 | Miscellaneous Charges | 1,500.00 | |
| | | | 78,500.00 |
| | | | 1,694,989.00 |

CITY OF MISHAWAKA
2020 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | biweekly |
| 411-01 | Street Commissioner | 64,439.00 | 2,478.40 |
| 411-02 | Office Administrator | 35,818.00 | 1,377.60 |
| | Office Manager | 35,573.00 | 1,368.18 |
| | Group 1: 32 @ 20.64*2092 | 1,381,725.00 | |
| | CS reimburse - 54,309* 1.55 for assts. | 84,179.00 | |
| | | | 1,601,734.00 |
| Other Services Personal | | | |
| 411-60 | Overtime | 80,000.00 | |
| 411-63 | Longevity | 17,335.00 | |
| 411-64 | FTO (Flexible Time Off) Plan | 8,000.00 | |
| | | | 105,335.00 |
| Employee Benefits | | | |
| 413-01 | Social Security | 98,000.00 | |
| 413-02 | Medicare | 21,000.00 | |
| 413-03 | PERF 14.2% | 226,000.00 | |
| 413-04 | Unemployment | 5,000.00 | |
| 413-05 | Employee Ins Benefits | 680,644.00 | |
| 413-06 | Life Insurance | 1,900.00 | |
| 413-07 | Deferred Comp Benefit | 8,100.00 | |
| | | | 1,040,644.00 |
| | | | 2,747,713.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | Office Supplies | 1,500.00 | |
| Other Supplies | | | |
| 429-08 | Uniform Supplies | 7,000.00 | |
| 429-13 | Traffic Supplies | 35,000.00 | |
| | | | 43,500.00 |
| 3 OTHER SERVICE AND CHARGES | | | |
| Professional Services | | | |
| 431-09 | Health Screenings/ Vaccines | 5,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 3,000.00 | |
| 432-04 | Telephone/ Paging | 7,500.00 | |

MOTOR VEHICLE HIGHWAY
201-50

| | | | |
|---|---|---|---|
| Printing and Advertising | | | |
| 433-02 | Publications | 500.00 | |
| Rentals | | | |
| 437-05 | Uniforms | 8,000.00 | |
| Other Services and Charges | | | |
| 439-09 | Miscellaneous Charges | 3,000.00 | |
| | | | 27,000.00 |
| 4 CAPITAL OUTLAYS **MVHR** | | | |
| Improvements Other than Buildings | | | |
| 442-01 | Street Repair | 1,000,000.00 | |
| | | | 1,000,000.00 |
| | | | 3,818,213.00 |

LOCAL ROAD AND STREET
202-50

| | | | |
|---|---|---|---|
| 4 CAPITAL OUTLAYS | | | |
| Improvements other than Buildings | | | |
| 442-04 | Sidewalk and Curb Program | 300,000.00 | |
| 445-02 | MVH Equipment | 370,000.00 | |
| | | | 670,000.00 |

## WASTE DISPOSAL AND RECYCLING SERVICES

### Waste Disposal and Recycling Services

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

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

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

### Leaf pick-up and the Organic Center

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

## WASTEWATER

Services

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

Facilities

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

For the year 2019, an average flow of 14.30 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff

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

Support Personnel

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

Past and Planned Capital Improvements

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

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

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

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

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

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

Construction of miscellaneous plant improvements to include replacement of the manual bar screen with a new automated fine screen, improvements the hypochlorite disinfection system, improvements to CSO 009, and replacement of the existing air monitoring systems in the Headworks and Digester Control Buildings was substantially completed in 2019. Also, replacement of the Home St. lift station was completed in 2019.

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

Statistical Information

Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2019 the average removals and effluent concentrations were as follows:

| | Percent Removal | Effluent Concentration mg/l |
|---|---|---|
| CBOD | 98% | <2.3 |
| Total Suspended Solids | 98% | <2.5 |
| Phosphorus | 83% | 0.49 |
| Ammonia Nitrogen | 97% | <0.46 |

During 2019 there were 5 exceedances of NPDES permit effluent mercury limitations. The permit limit for mercury is 3.2 parts per trillion as an annual average over the most recent (rolling) 12 month period. This is a very low limit and treatment plants are not designed specifically for mercury removal. A part per trillion is the equivalent of one inch in sixteen million miles. Compliance with this limit is dependent on controlling discharges of mercury at their source. The Utility instituted a Mercury Minimization Plan to address source control of mercury discharges.

***Costs Associated with Services***

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

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

## WATER SERVICE

### Water Utilities

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

### Serving the Proposed Annexation Area

There is a 12" water main running north and south along the east side of Fir Road. A water main extension and tap would need to be done to extend water to the property, and cross from the east side to the west side of Fir Road.

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

### Staff and Services

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

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

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

### Services to Residents

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

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

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

Costs Associated with Services

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

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 3.76 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD. (ADDRESSES: 52921, 52885, 52861 & 52841 FIR ROAD, MISHAWAKA, IN 46545)

# TAB D - APPENDICES

**RESOLUTION NO. 2020-12**

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

52921, 52861, 52885 and 52841 Fir Road, Granger, IN 46530.

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

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

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

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

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

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

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

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

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 00°00'00" EAST ALONG THE EAST LINE OF SAID SECTION, 430.00 FEET MORE OR LESS AND SOUTH 90°00'00" WEST, A DISTANCE OF 30.00 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 288.00 FEET MORE OR LESS; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 572.95 FEET MORE OR LESS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 288.00 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF SAID FIR ROAD AND THE EXISTING MISHAWAKA CORPORATION LINE; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE AND CORPORATION LINE, A DISTANCE OF 572.95 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 3.76 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

COMMON ADDRESSES: 52921, 52861, 52885, AND 52841 FIR ROAD, GRANGER, IN 46530

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

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

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

of __________________, 2020, at ___________ o'clock __.M.

______________________________
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of __________________

2020, at __________o'clock __.M.

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

APPROVED by me this _________ day of ____________________ 2020, at

___________ o'clock ___.M.

______________________________
David A. Wood, Mayor

PETITION #20-08

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. ______

ORDINANCE NO. __________

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

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

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

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

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

A Parcel located in the Southeast Quarter of Section 22, Township 38 North, Range 3 East, Harris Township, St. Joseph County, Indiana: Being more particularly described as commencing at the southeast corner of said Section 22; thence North 00°00'00" East along the East line of said Section, 430.00 feet more or less and south 90°00'00" West, a distance of 30.00 feet more or less to a point on the west right-of-way line of said Fir Road and the existing Mishawaka Corporation line and the Point of Beginning of this description; thence South 90°00'00" West, a distance of 288.00 feet more or less; thence North 00°00'00" East, a distance of 572.95 feet more or less; thence North 90°00'00" East, a distance of 288.00 feet more or less to the West right-of-way line of said Fir Road and the existing Mishawaka Corporation line; thence South 00°00'00" East along said West line and Corporation line, a distance of 572.95 feet more or less to the point of beginning. Containing 3.76 acres more or less. Subject to all legal rights-of-way, easements, and restrictions of record.

COMMON ADDRESSES: 52921, 52861, 52885, and 52841 Fir Road, Granger

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District.

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

1. Existing Conditions – The subject property is located along a moderately travelled section of Fir Road between Beacon Parkway and Cleveland Road. Traffic volumes in the immediate vicinity are expected to increase due to commercial and residential development in the northwest part of the City and northeastern St. Joseph County.

With the completion of Beacon Parkway, Fir Road now serves as the primary gateway into the City from the Indiana Toll Road. Adjacent land uses include vacant property and a storage building to the north, a single-family residential house to the west, a single-family residential house and medical office to the south, and vacant property to the east approved for commercial use.

2. Character of Buildings in the Area – The character of buildings and land uses located along the Fir Road corridor between State Road 23 and Douglas Road vary greatly and include single and multi-family residential, institutional, medical, senior care and rehabilitation, financial, and commercial land uses.

3. The most desirable/highest and best use – With the completion of Beacon Parkway to the north and the approved commercial use of the property to the east, commercial development along Fir Road is anticipated to increase in future years. Therefore, the most desirable use for the property is either commercial or other non-single family residential use reflecting the changing land use patterns in the area.

4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. Landscaping and screening compliant with the commercial regulations is required to adequately screen the adjacent existing single-family residential properties.

5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed mixed use development to include medical office, retail, and residential uses is reasonably consistent with adjacent and changing land uses along the Fir Road corridor.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _______ day of __________________, 2020, at ______ o'clock ___.M.

______________________________
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this _____ day of _________________, 2020, at o'clock _____.M.

Proposed Ordinance No. _______________

Ordinance No. ___________

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

APPROVED by me this _____ day of _______________, 2020, at _____ ______o'clock ______.M.

_______________________________
David A. Wood, Mayor

1. **Appendix "C"**

**Tab Rate Chart for the year 2019 payable 2020**

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2019 payable 2020, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 11, 2020.
Second installment will be delinquent after November 10, 2020. Michael J. Hamann, Auditor of St. Joseph County.

| | | 71 001 | 71 002 | 71 003 | 71 004 | 71 005 | 71 006 | 71 007 | 71 008 | 71 009 | 71 010 | 71 011 | 71 014 | 71 015 | 71 016 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fund | Fund Name | Centre Township | South Bend - Centre | Clay Township | South Bend - Clay | Mishawaka - Clay | Indian Village | Roseland | German Township | South Bend - German | Greene Township | Harris Township | Lincoln Township | Walkerton | Madison Township |
| 101 | County General | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 |
| 124 | Cumulative Reassessment | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 |
| 180 | Debt Service | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 |
| 702 | Highway | | | | | | | | | | | | | | |
| 706 | LR & S | | | | | | | | | | | | | | |
| 720 | Major Moves SPC | | | | | | | | | | | | | | |
| 790 | Cumulative Bridge | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 |
| 792 | Major Cumulative Bridge | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 |
| 801 | Health | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 |
| 822 | Medical Center | | | | | | | | | | | | | | |
| 1301 | Park & Recreation | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 |
| 2391 | Cumulative Capital Development | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 |
| 711 | Total COUNTY | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 |
| 61 | Township Rainy Day | | | | | | | | | | | | | | |
| 101 | Township General Fund | | | 0.0253 | 0.0253 | 0.0253 | 0.0253 | 0.0253 | | | 0.0182 | 0.0095 | 0.0652 | 0.0652 | 0.0094 |
| 180 | TOWNSHIP DEBT SERVICE | | | | | | | | | | | | | | |
| 601 | Twp Community Bldg | | | | | | | | | | 0.0123 | | | | |
| 840 | Twp Poor Relief/Twp Assistance | | | 0.0054 | 0.0054 | 0.0054 | 0.0054 | 0.0054 | 0.0087 | 0.0087 | | | | | 0.0038 |
| 1101 | Twp EMS Fund | | | | | | | | | | | | | | |
| 1111 | Twp Fire | | | | | | | | | | 0.2127 | | | | 0.0824 |
| 1181 | Twp Fire Bldg Debt Fund | | | | | | | | | | | | | | |
| 1187 | Twp Emerg Fire Loan | | | | | | | | | | | | | | |
| 1190 | Twp Cum Fire | | | | | | | | | | | | | | 0.0300 |
| 1312 | Twp Recreation | | | | | | | | 0.0050 | 0.0050 | | | | | |
| 8604 | Twp Fire Territory General | 0.4487 | | 0.2911 | | | 0.2911 | 0.2911 | 0.2911 | | | 0.2911 | | | |
| 8692 | Twp Fire Terrority Equip Repla | 0.0266 | | 0.0282 | | | 0.0282 | 0.0282 | 0.0282 | | | 0.0282 | | | |
| 712 | Total TOWNSHIP | 0.4753 | 0 | 0.35 | 0.0307 | 0.0307 | 0.35 | 0.35 | 0.333 | 0.0137 | 0.2432 | 0.3288 | 0.0652 | 0.0652 | 0.1256 |
| 61 | City/Town Rainy Day | | | | | | | | | | | | | | |
| 101 | City General | | 2.6687 | | 2.6687 | 1.6990 | | 0.5684 | | 2.6687 | | | | 1.1038 | |
| 180 | City Debt Service | | | | | | | | | | | | | | |
| 181 | City/Town Debt Payment | | | | | | | | | | | | | | |
| 341 | City Fire Pension | | | | | | | | | | | | | | |
| 342 | City Police Pension | | | | | | | | | | | | | | |
| 706 | City/Town LR & S | | | | | | | | | | | | | | |
| 708 | City MVH | | | | | 0.0468 | | | | | | | | 0.0277 | |
| 720 | City/Town Major Moves Spc | | | | | | | | | | | | | | |
| 1301 | City Park & Rec | | 0.6279 | | 0.6279 | 0.2307 | | | | 0.6279 | | | | 0.1856 | |
| 1303 | City/Town Park | | | | | | | | | | | | | | |
| 1380 | Park Bond | | 0.0405 | | 0.0405 | | | | | 0.0405 | | | | | |
| 2120 | City Cemetary | | | | | | | | | | | | | | |
| 2379 | City/Town CCI | | | | | | | | | | | | | | |
| 2391 | City Cum Cap Development | | 0.0285 | | 0.0285 | 0.0461 | | 0.0370 | | 0.0285 | | | | 0.0434 | |
| 6290 | City Cum Sewer | | | | | | | | | | | | | | |
| 8604 | City Town Fire Territory Gen | | | | | | | | | | | | 0.3509 | 0.3509 | |
| 8692 | City Town Fire Terr Eqp Replac | | | | | | | | | | | | 0.0304 | 0.0304 | |
| 713 | Total CITY/TOWN | 0 | 3.3656 | 0 | 3.3656 | 2.0226 | 0 | 0.6054 | 0 | 3.3656 | 0 | 0 | 0.3813 | 1.7468 | 0 |
| 22 | Referendum-Exempt Operating | | | | | | | | | | | | | | |
| 61 | School Rainy Day | | | | | | | | | | | | | | |
| 180 | School Debt Service | 0.2943 | 0.2943 | 0.2943 | 0.2943 | 0.2943 | 0.2943 | 0.2943 | 0.2943 | 0.2943 | 0.2943 | 0.3555 | 0.4295 | 0.4295 | 0.3555 |
| 186 | School Retirement/Pension Debt | 0.0351 | 0.0351 | 0.0351 | 0.0351 | 0.0351 | 0.0351 | 0.0351 | 0.0351 | 0.0351 | 0.0351 | | 0.0209 | 0.0209 | |
| 287 | Referendum Debt-Exempt Capital | | | | | | | | | | | | | | |
| 3101 | Education | | | | | | | | | | | | | | |
| 3300 | Operations | 0.7120 | 0.7120 | 0.7120 | 0.7120 | 0.7120 | 0.7120 | 0.7120 | 0.7120 | 0.7120 | 0.7120 | 0.5504 | 0.5841 | 0.5841 | 0.5504 |
| 714 | Total SCHOOL | 1.0414 | 1.0414 | 1.0414 | 1.0414 | 1.0414 | 1.0414 | 1.0414 | 1.0414 | 1.0414 | 1.0414 | 0.9059 | 1.0345 | 1.0345 | 0.9059 |
| 61 | Rainy Day | | | | | | | | | | | | | | |
| 101 | Library General | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.1315 | 0.0832 | 0.0832 | |
| 180 | Library Debt Service | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0183 | 0.0692 | 0.0692 | |
| 283 | LIBRARY L/R PAYMENT | | | | | | | | | | | | | | |
| 2011 | Library LIRF | | | | | | | | | | | | | | |
| 715 | Total LIBRARY | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.1498 | 0.1524 | 0.1524 | 0 |
| 8001 | So Bend Transpo | | 0.1111 | | 0.1111 | 0.1111 | | | | 0.1111 | | | | | |
| 8090 | So Bend Transpo Spec Tran Cum | | | | | | | | | | | | | | |
| 8101 | Airport Authority General | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 |
| 8180 | Airport Sp Airport Debt | | | | | | | | | | | | | | |
| 8190 | Airport Authority Cum Bldg | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 |
| 8210 | Sp Solid Waste Ma | | | | | | | | | | | | | | |
| 716 | Total SPECIAL UNIT | 0.0437 | 0.1548 | 0.0437 | 0.1548 | 0.1548 | 0.0437 | 0.0437 | 0.0437 | 0.1548 | 0.0437 | 0.0437 | 0.0437 | 0.0437 | 0.0437 |
| | Total Tax Rates (Less Convervancy) | 2.5583 | 5.5597 | 2.433 | 5.5904 | 4.2474 | 2.433 | 3.0384 | 2.416 | 5.5734 | 2.3262 | 2.1065 | 2.3554 | 3.7209 | 1.7535 |

Property Tax System 02/03/2020 10:26 AM by Kgregori

**1. Harris Township Tax Rates - Prior to Annexation**

2.

Tab Rate Chart for the year 2019 payable 2020Tab Rate Chart for the year 2019 payable 2020
Notice is hereby given that the Tax Duplicates fdNotice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2019 payable 2020, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation oThe following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 11, 2020.
Second installment will be delinquent after NovSecond installment will be delinquent after November 10, 2020. Michael J. Hamann, Auditor of St. Joseph County.

| | | 71 017 | 71 018 | 71 022 | 71 023 | 71 025 | 71 026 | 71 027 | 71 028 | 71 029 | 71 030 | 71 031 | 71 032 | 71 033 | 71 034 | 71 035 | 71 036 | 71 037 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fund | Fund Name | Olive Township | New Carlisle | Mishawaka - Phm School | Mishawaka-Penn | Portage Township | South Bend - Portage | Union Township | Lakeville | Warren Township | Osceola | Penn Township | Penn Township - Mishawaka Schools | South Bend - Penn | Liberty Township | North Liberty | Mishawaka - Harris | South Bend Warren |
| 101 | County General | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 | 0.5368 |
| 124 | Cumulative Reassessment | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 | 0.0138 |
| 180 | Debt Service | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 | 0.0085 |
| 702 | Highway | | | | | | | | | | | | | | | | | |
| 706 | LR & S | | | | | | | | | | | | | | | | | |
| 720 | Major Moves SPC | | | | | | | | | | | | | | | | | |
| 790 | Cumulative Bridge | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 | 0.0098 |
| 792 | Major Cumulative Bridge | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 |
| 801 | Health | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 | 0.0191 |
| 822 | Medical Center | | | | | | | | | | | | | | | | | |
| 1301 | Park & Recreation | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 | 0.0237 |
| 2391 | Cumulative Capital Development | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 | 0.0333 |
| 71 1 | Total COUNTY | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 | 0.6783 |
| 61 | Township Rainy Day | | | | | | | | | | | | | | | | | |
| 101 | Township General Fund | 0.0551 | 0.0551 | 0.0136 | 0.0136 | 0.0163 | 0.0163 | 0.0876 | 0.0876 | 0.0401 | 0.0136 | 0.0136 | 0.0136 | 0.0136 | 0.0770 | 0.0770 | 0.0095 | 0.0401 |
| 180 | TOWNSHIP DEBT SERVICE | | | | | | | | | | 0.0747 | 0.0747 | 0.0747 | | | | | |
| 601 | Twp Community Bldg | | | | | | | | | | | | | | | | | |
| 840 | Twp Poor Relief/Twp Assistance | 0.0066 | 0.0066 | 0.0208 | 0.0208 | 0.0339 | 0.0339 | | | | 0.0208 | 0.0208 | 0.0208 | 0.0208 | | | | |
| 1101 | Twp EMS Fund | | | | | | | | | | | | | | | | | |
| 1111 | Twp Fire | | | | | | | | | 0.3010 | | | | | 0.0733 | 0.0733 | | |
| 1181 | Twp Fire Bldg Debt Fund | | | | | | | 0.0979 | 0.0979 | | | | | | 0.0453 | 0.0453 | | |
| 1187 | Twp Emerg Fire loan | | | | | | | | | | | | | | | | | |
| 1190 | Twp Cum Fire | | | | | | | | | 0.0333 | | | | | 0.0229 | 0.0229 | | |
| 1312 | Twp Recreation | 0.0011 | 0.0011 | | | | | | | | | | | | | | | |
| 8604 | Twp Fire Territory General | 0.5599 | 0.5599 | | | 0.4487 | | 0.1024 | 0.1024 | | 0.2400 | 0.2400 | 0.2400 | | | | | |
| 8692 | Twp Fire Territoiry Equip Repla | 0.0333 | 0.0333 | | | 0.0266 | | 0.0279 | 0.0279 | | 0.0333 | 0.0333 | 0.0333 | | | | | |
| 71 2 | Total TOWNSHIP | 0.656 | 0.656 | 0.0344 | 0.0344 | 0.5255 | 0.0502 | 0.3158 | 0.3158 | 0.3744 | 0.3824 | 0.3824 | 0.3824 | 0.0344 | 0.2185 | 0.2185 | 0.0095 | 0.0401 |
| 61 | City/Town Rainy Day | | | | | | | | | | | | | | | | | |
| 101 | City General | | 0.7703 | 1.6990 | 1.6990 | | 2.6687 | | 0.6738 | | 0.2602 | | | 2.6687 | | 1.1077 | 1.6990 | 2.6687 |
| 180 | City Debt Service | | 0.1007 | | | | | | | | | | | | | | | |
| 181 | City/Town Debt Payment | | | | | | | | | | | | | | | | | |
| 341 | City Fire Pension | | | | | | | | | | | | | | | | | |
| 342 | City Police Pension | | | | | | | | | | | | | | | | | |
| 706 | City/Town LR & S | | | | | | | | | | | | | | | | | |
| 703 | City MVH | | 0.2372 | 0.0468 | 0.0468 | | | | 0.2733 | | 0.0096 | | | | | 0.0774 | 0.0468 | |
| 720 | City/Town Major Moves Spc | | | | | | | | | | | | | | | | | |
| 1301 | City Park & Rec | | | 0.2307 | 0.2307 | | 0.6279 | | | | | | | 0.6279 | | | 0.2307 | 0.6279 |
| 1303 | City/Town Park | | | | | | | | | | | | | | | 0.1650 | | |
| 1380 | Park Bond | | | | | | 0.0405 | | | | | | | 0.0405 | | | | 0.0405 |
| 2120 | City Cemetary | | 0.0438 | | | | | | | | | | | | | | | |
| 2379 | City/Town CCI | | | | | | | | | | | | | | | | | |
| 2391 | City Cum Cap Development | | 0.0463 | 0.0461 | 0.0461 | | 0.0285 | | 0.0421 | | 0.0434 | | | 0.0285 | | 0.0500 | 0.0461 | 0.0285 |
| 6290 | City Cum Sewer | | | | | | | | | | | | | | | | | |
| 8604 | City Town Fire Territory Gen | | | | | | | | | | | | | | | | | |
| 8692 | City Town Fire Terr Eqp Replac | | | | | | | | | | | | | | | | | |
| 71 3 | Total CITY/TOWN | 0 | 1.1983 | 2.0226 | 2.0226 | 0.0000 | 3.3656 | 0.0000 | 0.9892 | 0.0000 | 0.3132 | 0.0000 | 0.0000 | 3.3656 | 0.0000 | 1.4005 | 2.0226 | 3.3656 |
| 22 | Referendum Exempt Operating | | | | 0.2434 | | | | | | | | 0.2434 | | | | | |
| 61 | School Rainy Day | | | | | | | | | | | | | | | | | |
| 180 | School Debt Service | 0.5462 | 0.5462 | 0.3555 | 0.6287 | 0.2943 | 0.2943 | 0.4898 | 0.4898 | 0.2943 | 0.3555 | 0.3555 | 0.6287 | 0.3555 | 0.4295 | 0.4295 | 0.3555 | 0.2943 |
| 186 | School Retirement/Pension Debt | | | | | 0.0351 | 0.0351 | | | 0.0351 | | | | | 0.0209 | 0.0209 | | 0.0351 |
| 287 | Referendum Debt-Exempt Capital | 0.1512 | 0.1512 | | 0.1326 | | | | | | | | 0.1326 | | | | | |
| 3101 | Education | | | | | | | | | | | | | | | | | |
| 3300 | Operations | 0.6469 | 0.6469 | 0.5504 | 0.4374 | 0.7120 | 0.7120 | 0.5554 | 0.5554 | 0.7120 | 0.5504 | 0.5504 | 0.4374 | 0.5504 | 0.5841 | 0.5841 | 0.5504 | 0.7120 |
| 71 4 | Total SCHOOL | 1.3443 | 1.3443 | 0.9059 | 1.4421 | 1.0414 | 1.0414 | 1.0452 | 1.0452 | 1.0414 | 0.9059 | 0.9059 | 1.4421 | 0.9059 | 1.0345 | 1.0345 | 0.9059 | 1.0414 |
| 61 | Rainy Day | | | | | | | | | | | | | | | | | |
| 101 | Library General | 0.2791 | 0.2791 | 0.1315 | 0.1315 | 0.2883 | 0.2883 | 0.2883 | 0.2883 | 0.2833 | 0.1315 | 0.1315 | 0.1315 | 0.1315 | 0.2883 | 0.2883 | 0.1315 | 0.2883 |
| 180 | Library Debt Service | 0.0593 | 0.0593 | 0.0183 | 0.0183 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0313 | 0.0183 | 0.0183 | 0.0183 | 0.0183 | 0.0313 | 0.0313 | 0.0183 | 0.0313 |
| 283 | LIBRARY L/R PAYMENT | 0.0687 | 0.0687 | | | | | | | | | | | | | | | |
| 2011 | Library LIRF | | | | | | | | | | | | | | | | | |
| 71 5 | Total LIBRARY | 0.4071 | 0.4071 | 0.1498 | 0.1498 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.3196 | 0.1498 | 0.1498 | 0.1498 | 0.1498 | 0.3196 | 0.3196 | 0.1498 | 0.3196 |
| 8001 | So Bend Transpo | | | 0.1111 | 0.1111 | | 0.1111 | | | | | | | 0.1111 | | | 0.1111 | 0.1111 |
| 8090 | So Bend Transpo Spec Tran Cum | | | | | | | | | | | | | | | | | |
| 8101 | Airport Authority General | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 | 0.0304 |
| 8180 | Airport Sp Airport Debt | | | | | | | | | | | | | | | | | |
| 8190 | Airport Authority Cum Bldg | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 | 0.0133 |
| 8210 | Sp Solid Waste Ma | | | | | | | | | | | | | | | | | |
| 71 6 | Total SPECIAL UNIT | 0.0437 | 0.0437 | 0.1548 | 0.1548 | 0.0437 | 0.1548 | 0.0437 | 0.0437 | 0.0437 | 0.0437 | 0.0437 | 0.0437 | 0.1548 | 0.0437 | 0.0437 | 0.1548 | 0.1548 |
| | Total Tax Rates (Less Conservancy) | 3.1294 | 4.3277 | 3.9458 | 4.4320 | 2.6085 | 5.6099 | 2.4026 | 3.3918 | 2.4574 | 2.4733 | 2.1601 | 2.6963 | 5.2888 | 2.2946 | 3.6951 | 3.9209 | 5.5999 |

Property Tax System Property Tax System 02/03/2020 10:26 AM by Kgregori

↑

**2. Mishawaka - Harris Tax Rates - Post Annexation**

St. Joseph County
Submitted to the State on
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

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

## Code Cite

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

## Debt Limitation

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

## Date Information

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

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

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

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 10/30/2012 | $0 | 0.00 | $0 | $0 | | $0 | | | | $4,080,000 |
| 2/15/2013 | $170,000 | 2.00 | $38,103 | $208,103 | | $208,103 | | | | $3,910,000 |
| 8/15/2013 | $225,000 | 2.00 | $48,000 | $273,000 | | $0 | | | | $3,685,000 |
| 2/15/2014 | $225,000 | 2.00 | $45,750 | $270,750 | | $543,750 | | | | $3,460,000 |
| 8/15/2014 | $225,000 | 2.00 | $43,500 | $268,500 | | $0 | | | | $3,235,000 |
| 2/15/2015 | $235,000 | 2.00 | $41,250 | $276,250 | | $544,750 | | | | $3,000,000 |
| 8/15/2015 | $235,000 | 2.00 | $38,900 | $273,900 | | $0 | | | | $2,765,000 |
| 2/15/2016 | $235,000 | 3.00 | $36,550 | $271,550 | | $545,450 | | | | $2,530,000 |
| 8/15/2016 | $235,000 | 2.00 | $33,025 | $268,025 | | $0 | | | | $2,295,000 |
| 2/15/2017 | $250,000 | 2.00 | $30,675 | $280,675 | | $548,700 | | | | $2,045,000 |
| 8/15/2017 | $250,000 | 2.00 | $28,175 | $278,175 | | $0 | | | | $1,795,000 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2/15/2018 | $250,000 | 2.50 | $25,675 | $275,675 | | $553,850 | | | | $1,545,000 |
| 8/15/2018 | $250,000 | 2.50 | $22,550 | $272,550 | | $0 | | | | $1,295,000 |
| 2/15/2019 | $250,000 | 3.00 | $19,425 | $269,425 | | $541,975 | | | | $1,045,000 |
| 8/15/2019 | $255,000 | 3.00 | $15,675 | $270,675 | | $0 | | | | $790,000 |
| 2/15/2020 | $260,000 | 3.00 | $11,850 | $271,850 | | $542,525 | | | | $530,000 |
| 8/15/2020 | $265,000 | 3.00 | $7,950 | $272,950 | | $0 | | | | $265,000 |
| 2/15/2021 | $265,000 | 3.00 | $3,975 | $268,975 | | $541,925 | | | | $0 |
| **Total** | **$4,080,000** | | **$491,028** | **$4,571,028** | | **$4,571,028** | | | | |

## Notes

St. Joseph County
Submitted to the State on
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

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

## Code Cite

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

## Debt Limitation

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

## Date Information

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

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

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

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

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

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

## Notes

St. Joseph County
Submitted to the State on Friday, February 17, 2017
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

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

## Code Cite

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

## Debt Limitation

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

## Date Information

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

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

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

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 2/1/2038 | $380,000 | 4.00 | $7,600 | $387,600 | | $395,200 | | | | $0 |
| 8/1/2037 | | | $7,600 | $7,600 | | | | | | $380,000 |
| 2/1/2037 | $365,000 | 4.00 | $14,900 | $379,900 | | $394,800 | | | | $380,000 |
| 8/1/2036 | | | $14,900 | $14,900 | | | | | | $745,000 |
| 2/1/2036 | $350,000 | 4.00 | $21,900 | $371,900 | | $393,800 | | | | $745,000 |
| 8/1/2035 | | | $21,900 | $21,900 | | | | | | $1,095,000 |
| 2/1/2035 | $335,000 | 4.00 | $28,600 | $363,600 | | $392,200 | | | | $1,095,000 |
| 8/1/2034 | | | $28,600 | $28,600 | | | | | | $1,430,000 |
| 2/1/2034 | $325,000 | 4.00 | $35,100 | $360,100 | | $395,200 | | | | $1,430,000 |
| 8/1/2033 | | | $35,100 | $35,100 | | | | | | $1,755,000 |
| 2/1/2033 | $310,000 | 4.00 | $41,300 | $351,300 | | $392,600 | | | | $1,755,000 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8/1/2032 | | | $41,300 | $41,300 | | | | | | $2,065,000 |
| 2/1/2032 | $300,000 | 4.00 | $47,300 | $347,300 | | $394,600 | | | | $2,065,000 |
| 8/1/2031 | | | $47,300 | $47,300 | | | | | | $2,365,000 |
| 2/1/2031 | $290,000 | 4.00 | $53,100 | $343,100 | | $396,200 | | | | $2,365,000 |
| 8/1/2030 | | | $53,100 | $53,100 | | | | | | $2,655,000 |
| 2/1/2030 | $275,000 | 4.00 | $58,600 | $333,600 | | $392,200 | | | | $2,655,000 |
| 8/1/2029 | | | $58,600 | $58,600 | | | | | | $2,930,000 |
| 2/1/2029 | $265,000 | 4.00 | $63,900 | $328,900 | | $392,800 | | | | $2,930,000 |
| 8/1/2028 | | | $63,900 | $63,900 | | | | | | $3,195,000 |
| 2/1/2028 | $620,000 | 3.00 | $73,200 | $693,200 | | $766,400 | | | | $3,195,000 |
| 8/1/2027 | | | $73,200 | $73,200 | | | | | | $3,815,000 |
| 2/1/2027 | $600,000 | 3.00 | $82,200 | $682,200 | | $764,400 | | | | $3,815,000 |
| 8/1/2026 | | | $82,200 | $82,200 | | | | | | $4,415,000 |
| 2/1/2026 | $585,000 | 3.00 | $90,975 | $675,975 | | $766,950 | | | | $4,415,000 |
| 8/1/2025 | | | $90,975 | $90,975 | | | | | | $5,000,000 |
| 2/1/2025 | $565,000 | 3.00 | $99,450 | $664,450 | | $763,900 | | | | $5,000,000 |
| 8/1/2024 | | | $99,450 | $99,450 | | | | | | $5,565,000 |
| 2/1/2024 | $550,000 | 3.00 | $107,700 | $657,700 | | $765,400 | | | | $5,565,000 |
| 8/1/2023 | | | $107,700 | $107,700 | | | | | | $6,115,000 |
| 2/1/2023 | $535,000 | 3.00 | $115,725 | $650,725 | | $766,450 | | | | $6,115,000 |
| 8/1/2022 | | | $115,725 | $115,725 | | | | | | $6,650,000 |
| 2/1/2022 | $520,000 | 3.00 | $123,525 | $643,525 | | $767,050 | | | | $6,650,000 |
| 8/1/2021 | | | $123,525 | $123,525 | | | | | | $7,170,000 |
| 2/1/2021 | $505,000 | 3.00 | $131,100 | $636,100 | | $767,200 | | | | $7,170,000 |
| 8/1/2020 | | | $131,100 | $131,100 | | | | | | $7,675,000 |
| 2/1/2020 | $490,000 | 3.00 | $138,450 | $628,450 | | $766,900 | | | | $7,675,000 |
| 8/1/2019 | | | $138,450 | $138,450 | | | | | | $8,165,000 |
| 2/1/2019 | $565,000 | 3.00 | $146,925 | $711,925 | | $858,850 | | | | $8,165,000 |
| 8/1/2018 | | | $146,925 | $146,925 | | | | | | $8,730,000 |
| 2/1/2018 | | | $146,925 | $146,925 | | $343,641 | | | | $8,730,000 |
| 8/1/2017 | | | $196,716 | $196,716 | | | | | | $8,730,000 |
| **Total** | **$8,730,000** | | **$3,306,741** | **$12,036,741** | | **$12,036,741** | | | | |

## Notes

St. Joseph County
Submitted to the State on Thursday, April 12, 2018
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

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

## Code Cite

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

## Debt Limitation

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

## Date Information

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

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

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

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

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

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

## Notes

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

St. Joseph County
Submitted to the State on Thursday, October 19, 2017
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

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

## Code Cite

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

## Debt Limitation

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

## Date Information

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

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

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

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 6/30/2015 | $601,375 | 2.22 | $67,188 | | | | | $668,563 | | $11,398,625 |
| 12/31/2015 | $542,324 | 2.22 | $126,240 | | | $1,337,127 | | $668,563 | | $10,856,301 |
| 6/30/2016 | $548,329 | 2.22 | $120,234 | | | | | $668,563 | | $10,307,972 |
| 12/31/2016 | $554,403 | 2.22 | $114,161 | | | $1,337,127 | | $668,563 | | $9,753,569 |
| 6/30/2017 | $560,543 | 2.22 | $108,021 | | | | | $668,563 | | $9,193,026 |
| 12/31/2017 | $566,751 | 2.22 | $101,813 | | | $1,337,127 | | $668,563 | | $8,626,275 |
| 6/30/2018 | $573,027 | 2.22 | $95,536 | | | | | $668,563 | | $8,053,248 |
| 12/31/2018 | $579,374 | 2.22 | $89,190 | | | $1,337,127 | | $668,563 | | $7,473,874 |
| 6/30/2019 | $585,790 | 2.22 | $82,773 | | | | | $668,563 | | $6,888,084 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 12/31/2019 | $592,278 | 2.22 | $76,286 | | | $1,337,127 | | $668,563 | | $6,295,806 |
| 6/30/2020 | $598,838 | 2.22 | $69,724 | | | | | $668,571 | | $5,696,968 |
| 12/31/2020 | $605,469 | 2.22 | $63,094 | | | $1,337,125 | | $668,563 | | $5,091,499 |
| 6/30/2021 | $612,175 | 2.22 | $56,388 | | | | | $668,563 | | $4,479,324 |
| 12/31/2021 | $618,955 | 2.22 | $49,609 | | | $1,337,127 | | $668,563 | | $3,860,369 |
| 6/30/2022 | $625,810 | 2.22 | $42,754 | | | | | $668,563 | | $3,234,559 |
| 12/31/2022 | $632,741 | 2.22 | $35,823 | | | $1,337,127 | | $668,563 | | $2,601,818 |
| 6/30/2023 | $639,748 | 2.22 | $28,815 | | | | | $668,563 | | $1,962,070 |
| 12/31/2023 | $646,833 | 2.22 | $21,730 | | | $1,337,127 | | $668,563 | | $1,315,237 |
| 6/30/2014 | $653,997 | 2.22 | $14,566 | | | | | $668,563 | | $661,240 |
| 12/30/2014 | $661,240 | 2.22 | $7,323 | | | $1,337,127 | | $668,563 | | $0 |
| **Total** | **$12,000,000** | | **$1,371,268** | | | **$13,371,268** | | **$13,371,268** | | |

## Notes

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

St. Joseph County
Submitted to the State on Wednesday, November 15, 2017
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

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

## Code Cite

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

## Debt Limitation

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

## Date Information

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

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

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

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 5/16/2018 | $111,034 | 2.46 | $30,713 | | | | | $141,747 | | $2,388,966 |
| 11/16/2018 | $112,398 | 2.46 | $29,348 | | | $283,494 | | $141,747 | | $2,276,568 |
| 5/16/2019 | $113,779 | 2.46 | $27,968 | | | | | $141,747 | | $2,162,789 |
| 11/16/2019 | $115,177 | 2.46 | $26,570 | | | $283,494 | | $141,747 | | $2,047,612 |
| 5/16/2020 | $116,592 | 2.46 | $25,155 | | | | | $141,747 | | $1,931,020 |
| 11/16/2020 | $118,024 | 2.46 | $23,723 | | | $283,494 | | $141,747 | | $1,812,996 |
| 5/16/2021 | $119,474 | 2.46 | $22,273 | | | | | $141,747 | | $1,693,522 |
| 11/16/2021 | $120,942 | 2.46 | $20,805 | | | $283,494 | | $141,747 | | $1,572,580 |
| 5/16/2022 | $122,428 | 2.46 | $19,319 | | | | | $141,747 | | $1,450,152 |
| 11/16/2022 | $123,932 | 2.46 | $17,815 | | | $283,494 | | $141,747 | | $1,326,220 |
| 5/16/2023 | $125,454 | 2.46 | $16,293 | | | | | $141,747 | | $1,200,766 |
| 11/16/2023 | $126,996 | 2.46 | $14,751 | | | $283,494 | | $141,747 | | $1,073,770 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 5/16/2024 | $128,556 | 2.46 | $13,191 | | | | | $141,747 | | $945,214 |
| 11/16/2024 | $130,135 | 2.46 | $11,612 | | | $283,494 | | $141,747 | | $815,079 |
| 5/16/2025 | $131,734 | 2.46 | $10,013 | | | | | $141,747 | | $683,345 |
| 11/16/2025 | $133,352 | 2.46 | $8,395 | | | $283,494 | | $141,747 | | $549,993 |
| 5/16/2026 | $134,990 | 2.46 | $6,757 | | | | | $141,747 | | $415,003 |
| 11/16/2026 | $136,659 | 2.46 | $5,098 | | | $283,494 | | $141,747 | | $278,344 |
| 5/16/2027 | $138,327 | 2.46 | $3,420 | | | | | $141,747 | | $140,017 |
| 11/16/2027 | $140,017 | 2.46 | $1,730 | | | $283,494 | | $141,747 | | $0 |
| **Total** | **$2,500,000** | | **$334,949** | | | **$2,834,940** | | **$2,834,940** | | |

## Notes

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

St. Joseph County
Submitted to the State on Monday, January 22, 2018
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

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

## Code Cite

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

## Debt Limitation

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

## Date Information

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

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

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

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

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

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

## Notes

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

St. Joseph County
Submitted to the State on Monday, February 11, 2019
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

**Debt Name:** 2019 Motorola PSAP CAD System Capital Lease
**Debt Status:** Outstanding
**Type of Indebtedness:** Lease
**Base CUSIP Number:**
**Is this debt exempt from the property tax caps?** Y

## Code Cite

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

## Debt Limitation

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

## Date Information

**Date of Preliminary Determination:**
**Date of Publication of Preliminary Determination:**
**Newspaper(s):**
**Date of Public Hearing:**
**Date of Final Approval/Lease Execution:** 1/15/2019
**Date of Appropriation Resolution:**
**Date of Debt Sale:** 1/15/2019
**Date of Debt Closing:** 1/15/2019

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

**Purpose of Debt:** New PSAP 911 CAD System
**Total Project Cost:** $2,976,131.00

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

**Date Bids Received:** 8/24/2018
**Date Construction Started:**
**Estimated Date of Substantial Completion:**

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 2/1/2020 | $377,837 | 3.91 | $116,367 | | | $494,204 | | $494,204 | | $2,598,294 |
| 2/1/2021 | $392,611 | 3.91 | $101,593 | | | $494,204 | | $494,204 | | $2,205,683 |
| 2/1/2022 | $407,962 | 3.91 | $86,242 | | | $494,204 | | $494,204 | | $1,797,721 |
| 2/1/2023 | $423,913 | 3.91 | $70,291 | | | $494,204 | | $494,204 | | $1,373,802 |
| 2/1/2024 | $440,488 | 3.91 | $53,716 | | | $494,204 | | $494,204 | | $933,319 |
| 2/1/2025 | $457,711 | 3.91 | $36,493 | | | $494,204 | | $494,204 | | $475,608 |
| 2/1/2026 | $475,608 | 3.91 | $18,596 | | | $494,204 | | $494,204 | | $0 |
| **Total** | **$2,976,130** | | **$483,298** | | | **$3,459,428** | | **$3,459,428** | | |

## Notes

Debt Schedule No. 25
2019 Motorola PSAP Lease
Approved by PSAP Executive Board on 12/14/18

Approved by County Commissioners on 12/15/19

St. Joseph County
Submitted to the State on Thursday, October 24, 2019
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

**Debt Name:** St. Joseph County Redevelopment District Special Taxing District Bonds of 2019 (SS Double Tracking)
**Debt Status:** Outstanding
**Type of Indebtedness:** Bond
**Base CUSIP Number:** 79062M
**Is this debt exempt from the property tax caps?** N

## Code Cite

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

## Debt Limitation

**Is this debt subject to the issuer's debt limit?** Y
**Applicable Issuer:** St. Joseph County Redevelopment District
**Current Debt Limit:** $33,579,426.00
**Current Debt Capacity (after issuance of this debt):** $16,039,426.00

## Date Information

**Date of Preliminary Determination:**
**Date of Publication of Preliminary Determination:**
**Newspaper(s):**
**Date of Public Hearing:**
**Date of Final Approval/Lease Execution:** 8/13/2019
**Date of Appropriation Resolution:**
**Date of Debt Sale:**
**Date of Debt Closing:** 10/17/2019

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

**Purpose of Debt:** Finance a portion of County's share of the South Shore Double Tracking Project
**Total Project Cost:** $9,508,859.00

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 8/1/2020 | | | $213,740 | | | $213,740 | | | | $9,375,000 |
| 2/1/2021 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2021 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2022 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2022 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2023 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2023 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2024 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2024 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2025 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2025 | | | $135,469 | | | $270,938 | | | | $9,375,000 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2/1/2026 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2026 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2027 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2027 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2028 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2028 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2029 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2029 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2030 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2030 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2031 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2031 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2032 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2032 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2033 | | | $135,469 | | | | | | | $9,375,000 |
| 8/1/2033 | | | $135,469 | | | $270,938 | | | | $9,375,000 |
| 2/1/2034 | $750,000 | | $135,469 | | | | | | | $8,625,000 |
| 8/1/2034 | | | $124,219 | | | $1,009,688 | | | | $8,625,000 |
| 2/1/2035 | $800,000 | | $124,219 | | | | | | | $7,825,000 |
| 8/1/2035 | | | $112,219 | | | $1,036,438 | | | | $7,825,000 |
| 2/1/2036 | $2,475,000 | | $112,219 | | | | | | | $5,350,000 |
| 8/1/2036 | | | $75,094 | | | $2,662,313 | | | | $5,350,000 |
| 2/1/2037 | $2,600,000 | | $75,094 | | | | | | | $2,750,000 |
| 8/1/2037 | | | $36,094 | | | $2,711,188 | | | | $2,750,000 |
| 2/1/2038 | $2,750,000 | | $36,094 | | | $2,786,094 | | | | $0 |
| **Total** | **$9,375,000** | | **$4,566,655** | | | **$13,941,655** | | | | |

## Notes

Debt Schedule No. 32 - 2019 Redevelopment South Shore Double Tracking Bond. County Share. Closing on October 17, 2019. Financial advisor - Cender & Company. Bond Counsel - Barnes & Thornburg and Thorne Grodknik.

St. Joseph County
Submitted to the State on Thursday, October 24, 2019
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

**Debt Name:** 2019 U.S. Bank Police Radio Lease
**Debt Status:** Outstanding
**Type of Indebtedness:** Lease
**Base CUSIP Number:**
**Is this debt exempt from the property tax caps?** Y

## Code Cite

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

## Debt Limitation

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

## Date Information

**Date of Preliminary Determination:**
**Date of Publication of Preliminary Determination:**
**Newspaper(s):**
**Date of Public Hearing:**
**Date of Final Approval/Lease Execution:** 7/2/2019
**Date of Appropriation Resolution:**
**Date of Debt Sale:**
**Date of Debt Closing:** 8/15/2019

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

**Purpose of Debt:** Purchase of radios for the police department
**Total Project Cost:** $1,760,003.00

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 2/15/2020 | $115,840 | 2.49 | $21,947 | $137,787 | | | | $137,787 | | $1,644,163 |
| 8/15/2020 | $117,285 | 2.49 | $20,502 | $137,787 | | $275,574 | | $137,787 | | $1,526,878 |
| 2/15/2021 | $118,747 | 2.49 | $19,040 | $137,787 | | | | $137,787 | | $1,408,131 |
| 8/15/2021 | $120,228 | 2.49 | $17,559 | $137,787 | | $275,574 | | $137,787 | | $1,287,903 |
| 2/15/2022 | $121,727 | 2.49 | $16,060 | $137,787 | | | | $137,787 | | $1,166,176 |
| 8/15/2022 | $123,245 | 2.49 | $14,542 | $137,787 | | $275,574 | | $137,787 | | $1,042,931 |
| 2/15/2023 | $124,782 | 2.49 | $13,005 | $137,787 | | | | $137,787 | | $918,149 |
| 8/15/2023 | $126,338 | 2.49 | $11,449 | $137,787 | | $275,574 | | $137,787 | | $791,811 |
| 2/15/2024 | $127,914 | 2.49 | $9,874 | $137,787 | | | | $137,787 | | $663,897 |
| 8/15/2024 | $129,509 | 2.49 | $8,279 | $137,787 | | $275,574 | | $137,787 | | $534,388 |
| 2/15/2025 | $131,124 | 2.49 | $6,664 | $137,787 | | | | $137,787 | | $403,264 |
| 8/15/2025 | $132,759 | 2.49 | $5,029 | $137,787 | | $275,574 | | $137,787 | | $270,505 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2/15/2026 | $134,414 | 2.49 | $3,373 | $137,787 | | | | $137,787 | | $136,091 |
| 8/15/2026 | $136,091 | 2.49 | $1,699 | $137,794 | | $275,581 | | $137,794 | | $0 |
| **Total** | **$1,760,003** | | **$169,022** | **$1,929,025** | | **$1,929,025** | | **$1,929,025** | | |

## Notes

Debt Schedule No. 30. U.S. Bank Capital Lease for police radios. seven years. 14 semi-annual payments.

St. Joseph County
Submitted to the State on Friday, October 25, 2019
Report printed on Wednesday, May 27, 2020
*Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

## Basic Debt Information

**Debt Name:** 2019 U.S. Bank Election Equipment Lease
**Debt Status:** Outstanding
**Type of Indebtedness:** Lease
**Base CUSIP Number:**
**Is this debt exempt from the property tax caps?** Y

## Code Cite

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

## Debt Limitation

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

## Date Information

**Date of Preliminary Determination:**
**Date of Publication of Preliminary Determination:**
**Newspaper(s):**
**Date of Public Hearing:**
**Date of Final Approval/Lease Execution:** 7/2/2019
**Date of Appropriation Resolution:**
**Date of Debt Sale:**
**Date of Debt Closing:** 7/19/2019

## Petition / Remonstrance

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

## Debt Rating

| Type of Rating | Insurance | Agency | Rating |
|---|---|---|---|

## Security on the Debt - Source of Repayment

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

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

## Purpose/Cost

**Purpose of Debt:** Purchase of new election equipment
**Total Project Cost:** $2,500,000.00

## Sources

| Sources of Funds | Amount |
|---|---|

## Uses

| Uses of Funds | Amount |
|---|---|

## Dates

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

## Amortization Schedule

| Date | Principal | Interest Rate | Interest | Period Total | Capitalized Interest | Fiscal Total | Trustee Fee | Lease Payments | Federal Tax Credit | Remaining Balance |
|---|---|---|---|---|---|---|---|---|---|---|
| 1/15/2020 | $235,946 | 2.56 | $31,975 | $267,921 | | | | $267,921 | | $2,264,054 |
| 7/15/2020 | $238,964 | 2.56 | $28,957 | $267,921 | | $535,842 | | $267,921 | | $2,025,090 |
| 1/15/2021 | $242,021 | 2.56 | $25,901 | $267,921 | | | | $267,921 | | $1,783,069 |
| 7/15/2021 | $245,116 | 2.56 | $22,805 | $267,921 | | $535,842 | | $267,921 | | $1,537,953 |
| 1/15/2022 | $248,251 | 2.56 | $19,670 | $267,921 | | | | $267,921 | | $1,289,702 |
| 7/15/2022 | $251,426 | 2.56 | $16,495 | $267,921 | | $535,842 | | $267,921 | | $1,038,276 |
| 1/15/2023 | $254,642 | 2.56 | $13,280 | $267,921 | | | | $267,921 | | $783,634 |
| 7/15/2023 | $257,899 | 2.56 | $10,023 | $267,921 | | $535,842 | | $267,921 | | $525,735 |
| 1/15/2024 | $261,197 | 2.56 | $6,724 | $267,921 | | | | $267,921 | | $264,538 |
| 7/15/2024 | $264,538 | 2.56 | $3,384 | $267,925 | | $535,846 | | $267,925 | | $0 |
| **Total** | **$2,500,000** | | **$179,214** | **$2,679,214** | | **$2,679,214** | | **$2,679,214** | | |

## Notes

Debt Schedule No. 31. 2019 U.S. Bank Election Equipment Lease. 5-year lease. Paid with Cumulative Capital Development Fund. Vendor RBM Consulting.

INDIANA Gateway

Report Search / Bond/Lease Report

# Report Builder: Bond/Lease Report

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

View Report

1 of 1 Find | Next

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

Indiana Gateway Report
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5/27/2020 9:14:08 AM

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DEBORAH S. BLOCK, MMC

JUN 11 2020

CITY CLERK
MISHAWAKA, IN

APPEAL #20-21

RESOLUTION NO. 2020-13

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:

**623 East Fourth 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 **623 East Fourth Street, Mishawaka, Indiana**, more particularly known and described as follows:

Pt of Lot 1 in Eberhart & Wards Sub of Lot C in Strongs 1st Add., City of Mishawaka, Penn Township, St. Joseph County, State of Indiana

The Use Variance will allow a dog groomer in R-1 Single Family Residential District.

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:

The Planning Staff recommends approval of Appeal 20-21 to allow a use variance for a dog grooming shop in the R-1 Single Family Residential District at 623 E Fourth St, including one sign per building face at no larger than 10 square feet each. This recommendation is based upon the following findings of fact:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because no physical changes are being made to the exterior of the property;

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the property has been used as a similarly low intensity business for many years, without any problems that we know of;

3. The need for the variance arises from some condition peculiar to the property in that the building can only be used as a two-chair beauty shop or tailor/alteration shop;

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 building has been used as a business since at least 1977 and does not meet the definition of a single-family dwelling;

5. The recommendation is consistent with Comprehensive Plan which indicates low density residential uses for this area.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of_________________, 2020, at ______o'clock _____ .m.

______________________________
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________day of ____________________2020, at _______ o'clock ___m.

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

APPROVED by me this _______ day of_____________________, 2020, at _______o'clock _____.m.

_____________________________________
David A. Wood, Mayor

DATE: 5/11/2020

TO: Board of Zoning Appeals

City of Mishawaka, Indiana

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MAY 19 2020
ECONOMIC COMMUNITY DEVELOPMENT PLANNING

The undersigned appellant respectfully shows the Board:

1. Michiana Rental Properties, LLC am the owner of the following described real estate ~~located~~ within the City of Mishawaka, Penn_ Township, St. Joseph County, State of Indiana, to-wit:

***Northwest 22' x 22' of Lot 1 Eberhart & Wards Sub***
***Commonly known as 623 E 4th St, Mishawaka, IN***

623 E. 4th

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

3. Appellant presently occupies (*or proposes to occupy)* the above-described property in the following manner: dog grooming salon.

4. Appellant desires to *we are asking to add the uses of dog grooming salon and office to the previously approved uses of 2 chair hair salon and tailor.*

5. The Zoning Ordinance of the City of Mishawaka does not permit commercial uses per Section 137-165. Ordinance 2094 allowed the 2 chair beauty shop in 1977.

6. Explain why strict adherence to the Ordinance requirements would create an unusual hardship.

   I have been the owner of this property for over 2 years now. We have tried marketing this property as a salon without being able to fill it. This has caused us negative cash flow and income issues the entire ownership. We asked for a variance to have it moved to a tailor. Unfortunately the tailor feel upon hard times and had to leave. We found a lady that is renting as a dog grooming salon currently. I thought that since it was a dog salon that it was grandfathered in. This is the reason for the new variance.

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

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MAY 26 2020

CITY CLERK
MISHAWAKA, IN

-This use variance will not be injurious or have a negative impact on the public health, safety, or welfare of the community. We are asking to allow other variances for the use of our property which will provide a service to the community.

2. Will the use and value of the adjacent property be drastically affected?

-The use and value of the adjacent property will not be affected in a large way. The positive and productive use of the building will increase property values and safety in the community. The salon will only use the parking area in front of the building. They will operate within normal business hours.

3. Does the need for the variance arise from a peculiar problem involving the property?

-The reason we are applying for the use variance is that with the current economic situation there are a number of types of businesses that could be successful in this location. The issue we ran into in the past was that we could not find a hair salon to fill the property. We realized there are many other "salons" or small business types that could work in this building. When the building is vacant it hurts property values as well as the safety of the community by having vacant buildings.

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?

-The hardship is created when the property is vacant and isn't providing income. When this salon is vacant the cost of utilities, insurance, and taxes on top of the other 2 units create a negative cash flow situation. Having the business occupied allows for a local entrepreneur to begin there own business as well as providing income for this property.

5. Will approval interfere substantially with the Mishawaka comprehensive 2000 plan? No this variance and are will not inter

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

Signature of Property Owner/Title Holder

Print Name Here Matthew Vukovich

Signature Here Matt Vukovich Pri

05/18/2020

CONTACT PERSON:

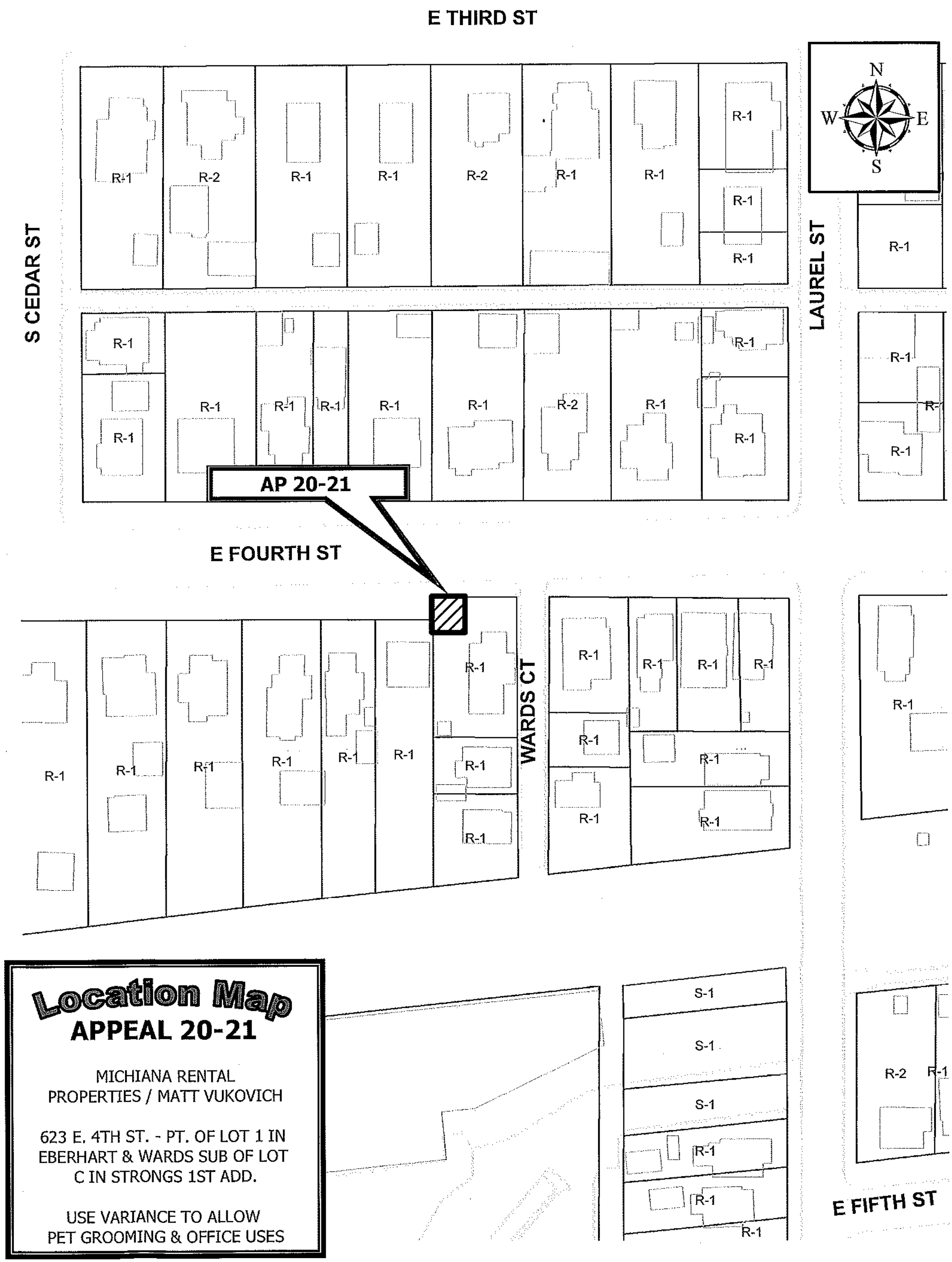
Name: Matt Vukovich

Address: 4000 e Bristol St suite #3 Elkhart in 46514

Day Phone Number: 574-370-7447

Fax Number:

Email: matt@mattbuysindianahouses.com


E THIRD ST
S CEDAR ST
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AP 20-21
Location Map
APPEAL 20-21
MICHIANA RENTAL
PROPERTIES / MATT VUKOVICH
623 E. 4TH ST. - PT. OF LOT 1 IN
EBERHART & WARDS SUB OF LOT
C IN STRONGS 1ST ADD.
USE VARIANCE TO ALLOW
PET GROOMING & OFFICE USES

## Deb Block

**From:** Peter Agostino <agostino@aaklaw.com>
**Sent:** Thursday, May 28, 2020 12:54 PM
**To:** Gregg Hixenbaugh
**Cc:** Michael A. Trippel; Deb Block; Dale "Woody" Emmons; Mike Bellovich; Anthony "Tony" Hazen; Kate Voelker; Michael Compton; Ron Banicki; Matt Mammolenti; Maggie DeMaegd
**Subject:** petition for PUD amendment (Ord. 4699AA) - Petitioner, Elm Street Capital, LLC

**>>> FROM EXTERNAL SENDER <<<**

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Hixenbaugh,

I am reaching out to you in your role as President of the Mishawaka Common Council. I have been retained today to represent Elm Street Capital, LLC, the petitioner for a PUD amendment dealing with a permitted use issue. It is my understanding that this matter is currently on the Agenda for the June 1, 2020, meeting of the Mishawaka Council. On behalf of the Petitioner, I am requesting that this matter be postponed until the June 15, 2020, meeting of the Mishawaka Council. This will allow me time to review any concerns and questions relating to this petition and be in position to address those at the June 15, 2020 meeting. I have copied your Council Attorney, the Clerk, and other Council members.

Would you be so kind as to let me know whether this communication is sufficient for this request; otherwise I would be prepared to appear in person at the June 1, 2020, meeting to make the request. Thank you for your attention to this and for your service.

Sincerely,

Pete

Peter J. Agostino
ANDERSON AGOSTINO & KELLER, P.C.
131 S. Taylor Street
South Bend, IN 46601
Telephone: 574.288.1510
Facsimile: 574.288.1650

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MAY 13 2020

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MISHAWAKA, IN

1st Reading 5-18-20
2nd Reading
Passed
Failed
Continued To

PETITION 20-06

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-13

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 denial of 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:

Lot 1 Home Depot Minor Subdivision as recorded under Instrument #0335529 in the Office of the Recorder of St. Joseph County, Indiana

COMMON ADDRESS: South Side of Indian Ridge Boulevard, west of Main Street in Home Depot Parking Lot

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to allow a quick service oil change business.

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

1. Existing Conditions – The subject property is currently part of the Home Depot parking lot. adjacent uses are consistent with the original PUD which did not include automobile relates uses.

2. Character of Buildings in Area – Buildings within the area are all service commercial or restaurant uses. No automobile related uses are located within the Planned Unit Development. Automobile related uses were not submitted or requested to be included in the Planned Unit Development which was approved in 2002. The Planned Unit Development as a whole has been very successful as planned and developed.

3. The most desirable/highest and best use – The requested PUD amendment is not consistent with the original approval which includes a wide range of uses and excluded automobile related uses.

4. Conservation of property values – The proposed amendment could be injurious to property values in the surrounding area if automobile-oriented uses are included in the area and the qualitative characteristics of the Main Street corridor are changed for the worse.

5. Comprehensive Plan – The property was identified as service commercial in the Mishawaka 2000 Comprehensive Plan. The proposed automobile related use is not consistent with that guided use.

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 ____________________, 2020, at ________ o'clock ___.M.

____________________
Presiding Officer

ATTEST:

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

PRESENTED by me to the Mayor this ________ day of ____________________, 2020, at ________ o'clock ____.M.

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

APPROVED by me this ________ day of ____________________, 2020, at ________o'clock ____.M.

____________________
David A. Wood, Mayor

Pet 20-06

NEWBERRY
REAL ESTATE

Date: March 20, 2020

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

***RE: PETITION FOR PUD AMENDMENT (ORD. 4699AA)***

The undersigned Petitioner, Elm Street Capital, LLC ("Elm Street"), and HD Development of Maryland, Inc. ("Home Depot"), the current owner of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

> *Lot 1 Home Depot Minor Subdivision as recorded under Instrument #0335529 in the Office of the Recorder of St. Joseph County, Indiana. Property address: 317 Indian Ridge Blvd., Mishawaka, Indiana 46545.*

Newberry Real Estate LLC, on behalf of Elm Street, the contract purchaser of proposed Lot 8 (see attached Exhibit "A"), a part of the above described parcel of land to be subdivided, files this petition for PUD Amendment in conjunction with Home Depot. The above described parcel of land is presently zoned "S-2" Planned Unit Development and the real estate use is for retail. Proposed Lot 8 will have the same zoning classification as Lot 1.

Petitioner desires for the current Planned Unit Development to be amended to allow the following:

1. Proposed Lot 8 - Reduce required five (5) feet pavement setback to zero (0) feet along the west, east and south property lines, which is a direct result of splitting the parcel into separate ownerships
2. Proposed Lot 8 - No landscaping shall be provided for the west, east & south side yards, which is a direct result of splitting the lot into separate ownerships
3. Proposed Lot 8 - A quick service oil change business.
4. Lot 1 Home Depot Parcel – Reduction in the required number of parking spaces from 389 spaces to 362 spaces. Lot 1 currently has 431 parking spaces.

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APR 28 2020

CITY CLERK
MISHAWAKA, IN

[continue to signature pages]

Wherefore, the Petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refers this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted amending the PUD of the above described parcel of land located in the City of Mishawaka.

*Signature(s) of Property Owner(s)*

HD Development of Maryland, Inc.,
a Maryland corporation

By:________________________
Name: Jessica Borgert
Title: Assistant General Counsel

*Signature of Petitioner*

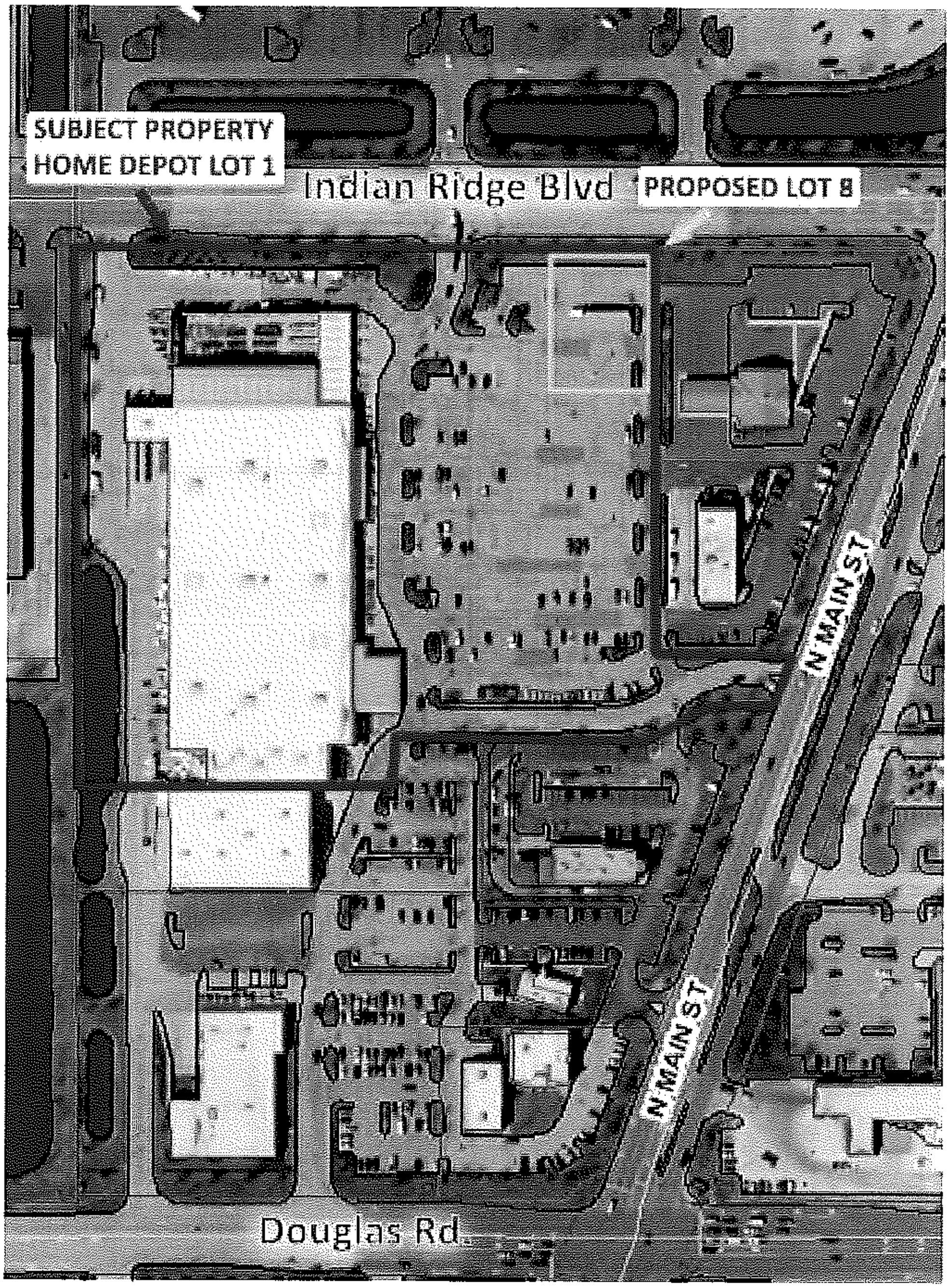
Elm Street Capital, LLC,
an Indiana limited liability company

By:________________________
Name: Mark J. Rykovich
Title: Principal and Authorized Signatory

**CONTACT PERSON:**

| | |
|---|---|
| Name: | Mark Rykovich |
| Company: | c/o Newberry Real Estate, LLC |
| Address: | 7750 Cree Trail, Indianapolis, IN 46250 |
| Phone #: | 312-961-3021 |
| Email: | mrykovich@nbrellc.com |

# EXHIBIT A



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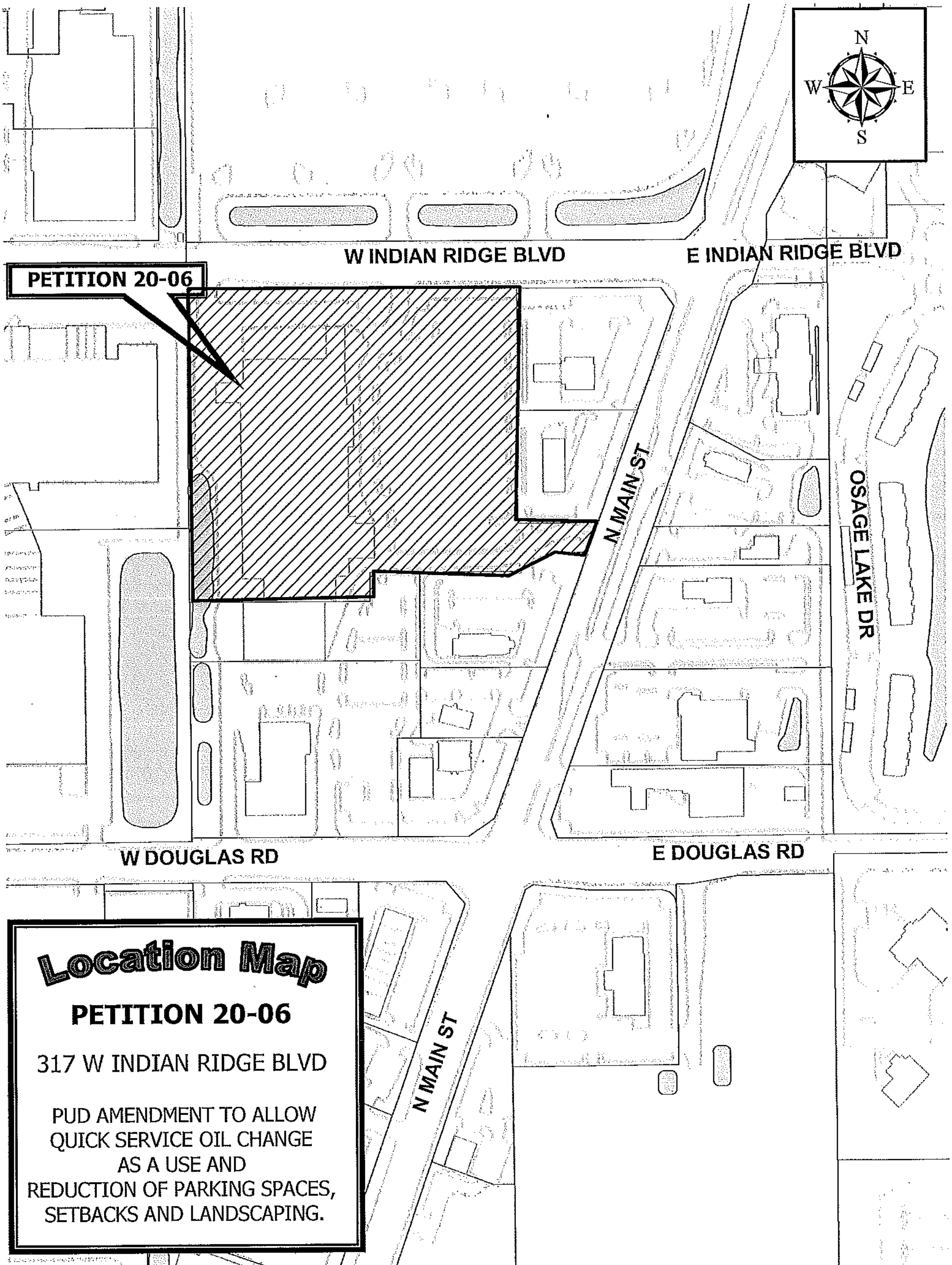
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W INDIAN RIDGE BLVD
E INDIAN RIDGE BLVD
PETITION 20-06
N MAIN ST
OSAGE LAKE DR
W DOUGLAS RD
E DOUGLAS RD
N MAIN ST
Location Map
PETITION 20-06
317 W INDIAN RIDGE BLVD
PUD AMENDMENT TO ALLOW
QUICK SERVICE OIL CHANGE
AS A USE AND
REDUCTION OF PARKING SPACES,
SETBACKS AND LANDSCAPING.

1st Reading
2nd Reading
Passed
Failed
Continued To



PETITION #20-08

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2020-14

ORDINANCE NO. _________

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

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

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

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

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

A Parcel located in the Southeast Quarter of Section 22, Township 38 North, Range 3 East, Harris Township, St. Joseph County, Indiana: Being more particularly described as commencing at the southeast corner of said Section 22; thence North 00°00'00" East along the East line of said Section, 430.00 feet more or less and south 90°00'00" West, a distance of 30.00 feet more or less to a point on the west right-of-way line of said Fir Road and the existing Mishawaka Corporation line and the Point of Beginning of this description; thence South 90°00'00" West, a distance of 288.00 feet more or less; thence North 00°00'00" East, a distance of 572.95 feet more or less; thence North 90°00'00" East, a distance of 288.00 feet more or less to the West right-of-way line of said Fir Road and the existing Mishawaka Corporation line; thence South 00°00'00" East along said West line and Corporation line, a distance of 572.95 feet more or less to the point of beginning. Containing 3.76 acres more or less. Subject to all legal rights-of-way, easements, and restrictions of record.

COMMON ADDRESSES: 52921, 52861, 52885, and 52841 Fir Road, Granger

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District.

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

1. Existing Conditions – The subject property is located along a moderately travelled section of Fir Road between Beacon Parkway and Cleveland Road. Traffic volumes in the immediate vicinity are expected to increase due to commercial and residential

development in the northwest part of the City and northeastern St. Joseph County. With the completion of Beacon Parkway, Fir Road now serves as the primary gateway into the City from the Indiana Toll Road. Adjacent land uses include vacant property and a storage building to the north, a single-family residential house to the west, a single-family residential house and medical office to the south, and vacant property to the east approved for commercial use.

2. Character of Buildings in the Area – The character of buildings and land uses located along the Fir Road corridor between State Road 23 and Douglas Road vary greatly and include single and multi-family residential, institutional, medical, senior care and rehabilitation, financial, and commercial land uses.

3. The most desirable/highest and best use – With the completion of Beacon Parkway to the north and the approved commercial use of the property to the east, commercial development along Fir Road is anticipated to increase in future years. Therefore, the most desirable use for the property is either commercial or other non-single family residential use reflecting the changing land use patterns in the area.

4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. Landscaping and screening compliant with the commercial regulations is required to adequately screen the adjacent existing single-family residential properties.

5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed mixed use development to include medical office, retail, and residential uses is reasonably consistent with adjacent and changing land uses along the Fir Road corridor.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day of ____________________, 2020, at _______ o'clock ____.M.

_________________________________
Presiding Officer

ATTEST:

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

Proposed Ordinance No. 20-14

Ordinance No. ___________

PRESENTED by me to the Mayor this _____ day of _______________, 2020, at o'clock _____.M.

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

APPROVED by me this _____ day of _______________, 2020, at _____ ______o'clock ______.M.

_______________________________
David A. Wood, Mayor

Date: April 17, 2020

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

Re: Petition for Annexation & Rezoning for:

RH Line, LLC
509 West Washington Street
South Bend, Indiana 46601

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

Annexation and Rezoning Legal Description:

A Parcel located in the Southeast Quarter of Section 22, Township 38 North, Range 3 East, Harris Township, St. Joseph County, Indiana: Being more particularly described as commencing at the Southeast corner of said Section 22; thence North 00°00'00" East along the East line of said Section, 430.00 feet more or less and South 90°00'00" West, a distance of 30.00 feet more or less to a point on the west right-of-way line of said Fir Road and the existing Mishawaka Corporation line and the Point of Beginning of this description; thence South 90°00'00" West, a distance of 288.00 feet more or less; thence North 00°00'00" East, a distance of 572.95 feet more or less; thence North 90°00'00" East, a distance of 288.00 feet more or less to the West right-of-way line of said Fir Road and the existing Mishawaka Corporation line; thence South 00°00'00" East along said West line and Corporation line, a distance of 572.95 feet more or less to the point of beginning.
Containing 3.76 acres more or less.
Subject to all legal rights-of-way, easements, and restrictions of record.

Also commonly known as 52921, 52861, 52885 & 52841 Fir Road, Granger, IN 46530.

The above described parcels of land are presently zoned "R" Single Family District in the unincorporated county.

Petitioners desire to annex and rezone the real estate described above to the "C-1" Commercial District classification. The purpose for the annexation and rezoning is to allow for a mixed land use development containing medical office uses, retail uses, and an existing residential use for a temporary time.

Wherefore, the petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexation and rezoning the above described parcel of real estate located in the City of Mishawaka.

For: RH Line, LLC
509 West Washington Street
South Bend, Indiana 46601
(574) 339-1793

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APR 28 2020
CITY CLERK
MISHAWAKA, IN

Pet 20-08

PET 20-08



Mishawaka Plan Commission
and the Mishawaka Common Council
600 East Third Street
Mishawaka, Indiana 46544

April 17, 2020

RE: Annexation and Rezoning request,
for RH Line, LLC for properties located at
52921, 52861, 52885 & 52841 Fir Road, Granger, IN;

Mishawaka Plan Commission Members and
Mishawaka Common Council Members:

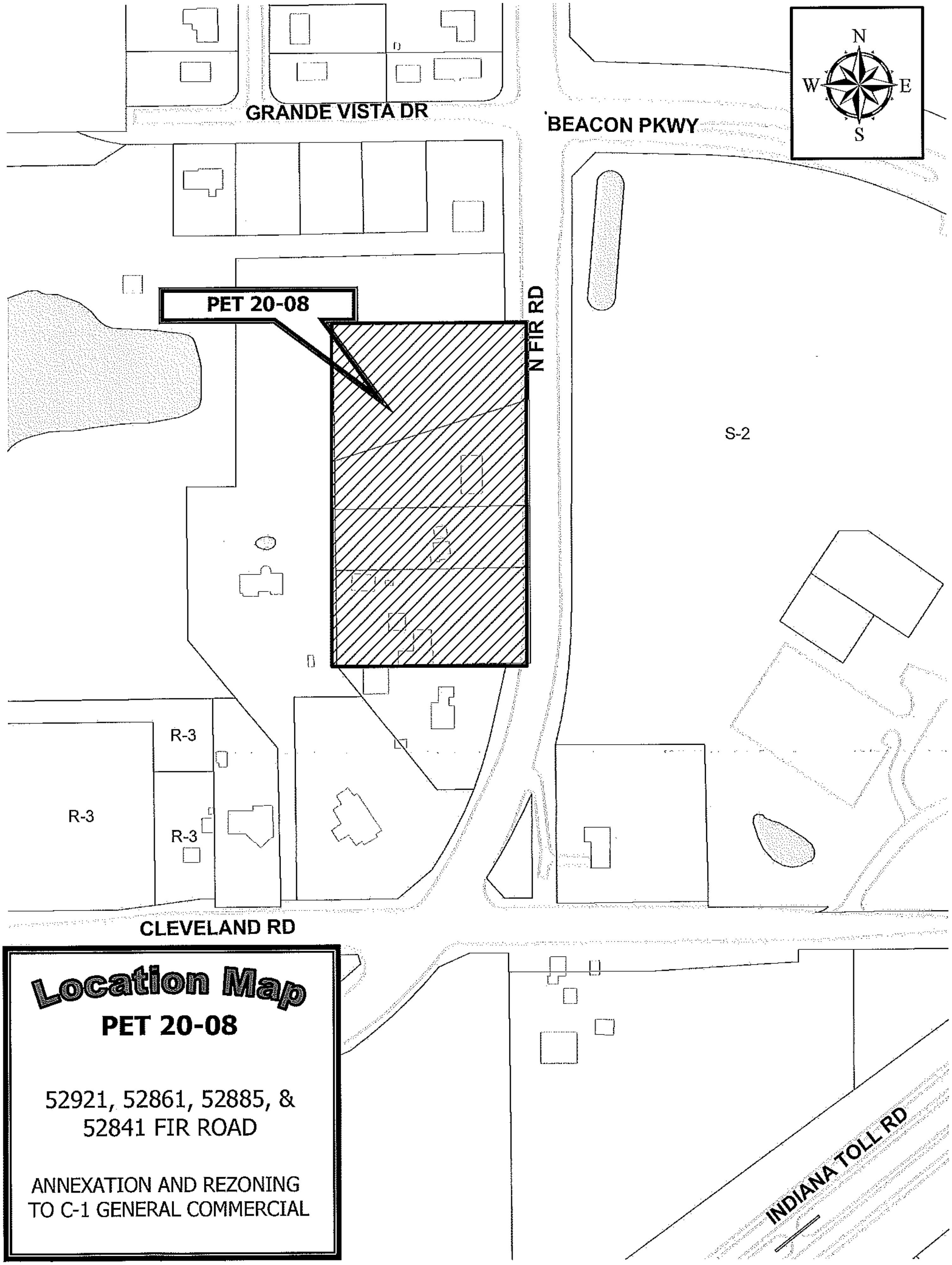
This letter is to inform the Board members that I (we) have granted authority to Danch, Harner & Associates to represent me (us) before the Mishawaka Plan Commission and the Mishawaka Common Council meeting(s) and at all public meetings at which my (our) petition will be heard.

If you have any questions concerning this matter, please feel free to give me (us) a call at 574-330-1793.

Sincerely,

For: RH Line, LLC

Printed Name: Daniel Klauer




**Location Map**

**PET 20-08**

52921, 52861, 52885, &
52841 FIR ROAD

ANNEXATION AND REZONING
TO C-1 GENERAL COMMERCIAL

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC

MAY 28 2020

CITY CLERK
MISHAWAKA, IN

**PROPOSED ORDINANCE NO. 2020-16**
**AS AMENDED**

# AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, TRANSFERRING AND APPROPRIATING FIVE HUNDRED AND FIFTEEN THOUSAND DOLLARS ($515,000.00) FROM THE CEDIT FUND TO THE CEDIT REVOLVING LOAN FUND AND AUTHORIZING THE USE OF SAID FUNDS FOR THE PURPOSE OF MAKING LOANS UNDER THE COVID-19 EMERGENCY LOAN PROGRAM

WHEREAS, the novel coronavirus known as COVID-19 ("COVID-19") and the resulting mandated stay-at-home orders and social distancing requirements and recommendations implemented by the federal and state government have significantly and negatively affected businesses located in the City of Mishawaka, Indiana (the "City") and many of such businesses have not been able to participate in the federal programs implemented to assist businesses suffering as a result of the effects of COVID-19; and

WHEREAS, in order to address the extraordinary consequences resulting from impact that COVID-19 has had on businesses located in the City and to provide additional support as businesses look to re-open, the Common Council of the City of Mishawaka, Indiana (the "Common Council"), the fiscal body and legislative body of the City of Mishawaka, Indiana (the "City"), has adopted Resolution No.2020-11 (the "Resolution") for the purpose of establishing (i) a revolving fund, to be known as the "CEDIT Revolving Fund" (the "Revolving Fund"), pursuant to Indiana Code 5-1-14-14(b), as amended (the "Act"), to be funded from a portion of the City's distributive share of the local income tax revenues (the "Economic Development Revenues") allocated for economic development purposes under Indiana Code 6-3.6-6-9, as amended, and received by the City and any other moneys legally available to the City for such purpose (collectively, the "Available Revenues") and (ii) a COVID-19 Emergency Loan Program (the "Program") to provide loans totaling Five Hundred Thousand Dollars ($500,000) from the Revolving Fund to businesses located in the City as more fully described in the Resolution;

WHEREAS, the administrative costs of the program shall be considered in addition to the five hundred thousand-dollar ($500,000) loan amount and shall not exceed 3% of the loan value, fifteen thousand dollars ($15,000) maximum for the program; and

WHEREAS, it has been determined that an emergency exists which makes it necessary to appropriate more money than was originally appropriated in the annual budget for the City to fund the Program; and

WHEREAS, the Mayor and Common Council believe that the use of such Economic Development Revenues in this manner is advisable and serves to promote further economic development in the City; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers and other required persons had an opportunity to appear and express their views as to such appropriation;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWKA, INDIANA, AS FOLLOWS:**

Section 1. There is hereby transferred and appropriated Five Hundred and Fifteen Thousand Dollars ($515,000.00) from the CEDIT Fund to the Revolving Fund for the purpose of funding the Program so that the City may provide loans as described in the Resolution pursuant to Indiana Code 5-1-14-14(b).

Section 2. There is hereby appropriated Five Hundred and Fifteen Thousand Dollars ($515,000.00) from the Revolving Fund for the purpose of funding loans, including administrative expenses, to qualifying businesses under the Program as set forth in the Resolution and Indiana Code 5-1-14-14(b).

Section 3. A certified copy of this Ordinance shall be transmitted by the Controller of the City to the Indiana Department of Local Government Finance in accordance with Ind. Code 6-1.1-18-5.

Section 4. This Ordinance shall be in full force and effect upon adoption and compliance with Indiana Code 36-4-6.

PASSED AND ADOPTED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on this 1st day of June, 2020.

______________________________
Presiding Officer

ATTEST:

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

PRESENTED to the Mayor of the City of Mishawaka, Indiana, this ____ day of ______________, 2020, at ____________ o'clock, _____.M.

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

APPROVED, this _____ day of _______________, 2020, ___________, o'clock, ____.M.

______________________________
David A. Wood, Mayor

# FW: TIF/EDIT Funding for Recovery Loan Program

Ken Prince <kprince@mishawaka.in.gov>

Thu 5/28/2020 7:12 AM

To: Michael Hixenbaugh <mhixenbaugh@mishawaka.in.gov>; Raven S. Boston <rboston@mishawaka.in.gov>
Cc: Deb Block <dblock@mishawaka.in.gov>; David A. Wood <dwood@mishawaka.in.gov>; Rebecca Miller <rmiller@mishawaka.in.gov>

2 attachments (50 KB)

Common Council Resolution Establishing Revolving Fund and Authorizing Loans - City of Mishawaka COVID-19.docx; Appropriation Ordinance - COVID-19 Loan Fund.docx;

Michael,

As we discussed this morning, attached is the resolution that was sent previously that we would like to have on Monday's agenda. I added the 2020-11 number you gave me. I also inserted language capping the administrative costs of the program at 3%. This firm number was requested by the Council at the Committee Meeting.

To make the documents consistent, I amended proposed ordinance 2020-16 that was read under first reading at the last meeting. This adds the administrative expenses and adds the resolution number that was previously left blank. It would likely be cleanest to have the Council to vote to consider the amended ordinance prior to action, but I'll leave that up to Deb Block on how she would like to handle the amendments.

I will follow up today with a revised criteria that reflects some of the other changes requested by the Council for their information and review prior to the meeting. This is not a Council action item, but is part of demonstrating the refinement of the proposed program as has been requested.

Thanks for the help. Let me know if you need anything else.

Ken

Kenneth B. Prince, ASLA, AICP
Executive Director- City Planner

**City of Mishawaka**
**Economic-Community Development-Planning**
600 East Third Street
Mishawaka, IN 46544
Phone- (574) 258-1625
Email- kprince@mishawaka.in.gov
Website- www.mishawaka.in.gov

**From:** Ken Prince
**Sent:** Wednesday, May 13, 2020 11:56 AM

**To:** Deb Block <dblock@mishawaka.in.gov>; Gregg Hixenbaugh <gahixenbaugh@mishawaka.in.gov>
**Cc:** David A. Wood <dwood@mishawaka.in.gov>; Rebecca Miller <rmiller@mishawaka.in.gov>
**Subject:** FW: TIF/EDIT Funding for Recovery Loan Program

Good morning Deb and Gregg,

As you are aware, we are currently trying to put together the specifics associated with a small business loan program that would be funded by the City.

On Monday the Redevelopment Commission approved refunding $934,209 of TIF funds back to the City of Mishawaka Local Income Tax Economic Development fund to pay for past eligible projects for the primary purpose of funding a small business loan fund related to the COVID-19 crisis. Barnes and Thornburg, with input from Baker Tilly identified EDIT funds as the most appropriate source of funding for such a loan program that would not potentially be tied to geography like TIF. TIF was considered as the source because it is also likely the only source where any flexibility exists.

We had envisioned a $500,000 fund with a maximum loan amount of $10,000, thus providing the ability to help 50 businesses or more if some choose a lower amount to borrow. Since we have a very limited ability to move funds from TIF for other purposes, we asked Barnes and Thornburg to identify the <u>maximum amount</u> that they would consider defensible for refunding based on how EDIT was spent in the past. Given the crisis, a much more liberal approach is being taken. What is being refunded are the improvements to Twin Branch Park and a sweeper that was purchased for the Riverwalk. In this case, Twin Branch is adjacent to the TIF (but not in) because Lincolnway was placed in it back in 2014. Barnes and Thornburg also thought the sweeper was defensible because it is solely servicing area within the TIF, and doesn't have the stigma of other Central Services, Police, or Fire equipment which other communities have been called out on regarding misuse of funds.

This means that following the initial funding of the loan program and after the administrative expenses associated with the program that would be on top of that amount, there will be roughly $400,000 in unappropriated funds in EDIT if this all moves forward. Again, this has been done to provide a "little" more flexibility to deal with the impacts associated with the crisis. I emphasize "little" because the impacts from this we know will be much greater. As such, this $400,000 we feel shall be held back until we have a clearer financial picture which will not be initially known for months. We also know that the financial impacts will continue to evolve over the next few years. Another benefit to the loan program is that when the loans are repaid, the resulting funds will not go back to TIF which would again have greatly limited how the returned funds could be expended.

Barnes and Thornburg has prepared a draft of the necessary resolution and ordinance. These were included in the Redevelopment Commission packet, but I have attached the word documents for reference.

As I had mentioned previously, we had taken loan documents on a similar program that was done by Grand Rapids that were provided to us by the Chamber of Commerce as a template and then modified them for the City. These were marked up by Barnes and Thornburg and the mark ups have been attached just for reference and review. We are also working with Lake City Bank regarding the administration of the program. They put together a brief summary of guidelines that I have also attached. <u>These are in fact a works in progress</u>, we just wanted you to have all the information for potential forwarding and input. We will have revised documents for when we meet.

Originally we were hoping to have the entire program before you for potential action on Monday. We believe now that it would not allow for the appropriate vetting and input needed. Our suggestion is that the ordinance be assigned a number and read for first reading at this coming Monday's Council meeting. Typically it would be assigned to the Budget and Finance Committee. Our goal would then be to complete the details of the program with the Budget and Finance Committee so that the Council can take action on both the resolution and ordinance at your first meeting in June.

As such, we are asking for your help in placing the ordinance on the agenda for Monday for first reading and to arrange for a Budget and Finance Committee Meeting next week. We would prefer to meet in person if possible, but also understand if a virtual component is necessary. We believe even with an interested public we can provide safe distancing for up to 25 people in the Council Chambers itself.

Once you have had a chance to review this, please let us know how you would like to proceed.

Thanks,

Ken

Kenneth B. Prince, ASLA, AICP
Executive Director- City Planner

**City of Mishawaka**
**Economic-Community Development-Planning**
600 East Third Street
Mishawaka, IN 46544
Phone- (574) 258-1625
Email- kprince@mishawaka.in.gov
Website- www.mishawaka.in.gov

**From:** Rompola, Randolph <Randy.Rompola@btlaw.com>
**Sent:** Friday, May 8, 2020 10:32 AM
**To:** Ken Prince <kprince@mishawaka.in.gov>; Julien, John <John.Julien@bakertilly.com>; Rebecca Miller <rmiller@mishawaka.in.gov>; David A. Wood <dwood@mishawaka.in.gov>
**Cc:** Jim Schrader <jschrader@mishawaka.in.gov>; Virginia Fras <vfras@mishawaka.in.gov>; Faccenda, Philip <Philip.Faccenda@btlaw.com>
**Subject:** RE: TIF/EDIT Funding for Recovery Loan Program



Attached are updated versions of the Council resolution establishing the COVID Loan Program and the appropriation ordinance appropriating $500,000 of CEDIT funds for the program. Changed the reference to the fund names per Becky's suggestion. Have included redlines to show the few changes. Any other comments/questions, please let me know. Thanks! Randy

**Randy Rompola** | Partner
Barnes & Thornburg LLP
700 1st Source Bank Center, 100 North Michigan, South Bend, IN 46601-1632
Direct: (574) 237-1244 | Mobile: (574) 360-8610 | Fax: (574) 237-1125

BARNES & THORNBURG LLP

Atlanta | California | Chicago | Delaware | Indiana | Michigan | Minneapolis | Ohio | Texas | Washington, D.C.

# City of Mishawaka: COVID-relief Loan Program

## Eligibility Requirements 5/28/2019

**Eligibility for Program**

1) Applicant company/organization must be located within the City limits of Mishawaka, noting that portions of Mishawaka are served by Granger and South Bend post office addresses. It is also noted that the Mishawaka post office serves areas outside the City limits. Those in the City limit would have a 3- or 4-digit address rather that 5 digits in the unincorporated County.
2) Applicant company/organization must certify that its economic condition was significantly impacted by the COVID-19 Pandemic, including a written paragraph that identifies items including but not limited to closures, reduced hours, layoffs, drops in revenue, and increased business expenses for pandemic related activities.
3) Applicant company/organization must certify that it believes funds from this program are critical in helping the company stay in business during the pandemic.
4) The applicant company/organization must have been in business and operational as of February 15, 2020, and must provide some form of documentation, to the City's satisfaction, to confirm its status as an active, ongoing business/organization.
5) The applicant company/organization must be an operating company/organization with annual revenues not in excess of $2,000,000 per year.
6) Determination of ineligible applicants is based on the definition of ineligible applicants (borrowers) for the SBA's 7 (a) Loan Program: Ineligible businesses include those engaged in illegal activities, loan packaging, speculation, real estate investment firms, multi-sales distribution, gambling, investment or lending, religious organizations, or where the owner is on parole.
7) Charitable organizations, not for profits, service clubs, lodges and fraternal organizations are eligible only if they have a business address and commercial storefront and serve and/or are accessible to the general public.
8) The applicant company must indicate if it received money from either the Paycheck Protection Program (PPP) or the Economic Impact Disaster Loan (EIDL) programs. If the applicant did, its application will be pended until all applicants who have *not* received other such financial support are processed. The first round shall last for 14 calendar days. After that first round occurs, if funds are remaining in the designated loan fund then the pended applications may be considered.
9) The applicant will list all individuals who own 50% of more of the company. For any individual listed, a credit bureau will be obtained and a minimum credit score of 620 will be necessary for the applicant to be eligible. If no single individual owns 50% or more of the company, the individual with the highest percentage of ownership will be used to determine eligibility based on credit score. Financial worthiness of organizations not associated with individuals shall be determined by the lending institution chosen to administer the program and need only to identify a minimum credit worthiness as would normally be associated with a credit score of 620 for an individual.

1st Reading 5-18-20
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
MAY 15 2020
CITY CLERK
MISHAWAKA, IN

**PROPOSED ORDINANCE NO. 2020-__16__**

**ORDINANCE NO. ________**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, TRANSFERRING AND APPROPRIATING FIVE HUNDRED THOUSAND DOLLARS ($500,000.00) FROM THE CEDIT FUND TO THE CEDIT REVOLVING LOAN FUND AND AUTHORIZING THE USE OF SAID FUNDS FOR THE PURPOSE OF MAKING LOANS UNDER THE COVID-19 EMERGENCY LOAN PROGRAM**

WHEREAS, the novel coronavirus known as COVID-19 ("COVID-19") and the resulting mandated stay-at-home orders and social distancing requirements and recommendations implemented by the federal and state government have significantly and negatively affected businesses located in the City of Mishawaka, Indiana (the "City") and many of such businesses have not been able to participate in the federal programs implemented to assist businesses suffering as a result of the effects of COVID-19; and

WHEREAS, in order to address the extraordinary consequences resulting from impact that COVID-19 has had on businesses located in the City and to provide additional support as businesses look to re-open, the Common Council of the City of Mishawaka, Indiana (the "Common Council"), the fiscal body and legislative body of the City of Mishawaka, Indiana (the "City"), has adopted Resolution No. ________ (the "Resolution") for the purpose of establishing (i) a revolving fund, to be known as the "CEDIT Revolving Fund" (the "Revolving Fund"), pursuant to Indiana Code 5-1-14-14(b), as amended (the "Act"), to be funded from a portion of the City's distributive share of the local income tax revenues (the "Economic Development Revenues") allocated for economic development purposes under Indiana Code 6-3.6-6-9, as amended, and received by the City and any other moneys legally available to the City for such purpose (collectively, the "Available Revenues") and (ii) a COVID-19 Emergency Loan Program (the "Program") to provide loans totaling Five Hundred Thousand Dollars ($500,000) from the Revolving Fund to businesses located in the City as more fully described in the Resolution;

WHEREAS, it has been determined that an emergency exists which makes it necessary to appropriate more money than was originally appropriated in the annual budget for the City to fund the Program; and

WHEREAS, the Mayor and Common Council believe that the use of such Economic Development Revenues in this manner is advisable and serves to promote further economic development in the City; and

WHEREAS, notice of a hearing on said appropriation has been duly given by publication as required by law, and the hearing on said appropriation has been held, at which all taxpayers and other required persons had an opportunity to appear and express their views as to such appropriation;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE**

**CITY OF MISHAWKA, INDIANA, AS FOLLOWS:**

Section 1. There is hereby transferred and appropriated Five Hundred Thousand Dollars ($500,000.00) from the CEDIT Fund to the Revolving Fund for the purpose of funding the Program so that the City may provide loans as described in the Resolution pursuant to Indiana Code 5-1-14-14(b).

Section 2. There is hereby appropriated Five Hundred Thousand Dollars ($500,000.00) from the Revolving Fund for the purpose of funding loans to qualifying businesses under the Program as set forth in the Resolution and Indiana Code 5-1-14-14(b).

Section 3. A certified copy of this Ordinance shall be transmitted by the Controller of the City to the Indiana Department of Local Government Finance in accordance with Ind. Code 6-1.1-18-5.

Section 4. This Ordinance shall be in full force and effect upon adoption and compliance with Indiana Code 36-4-6.

PASSED AND ADOPTED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on this _____ day of ________________, 2020.

________________________________

Presiding Officer

ATTEST:

________________________________

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED to the Mayor of the City of Mishawaka, Indiana, this ____ day of ______________, 2020, at ____________ o'clock, _____.M.

________________________________

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED, this _____ day of ______________, 2020, ___________, o'clock, ____.M.

________________________________

DMS 17323249v2

David A. Wood, Mayor

## NOTICE TO TAXPAYERS OF PROPOSED ADDITIONAL APPROPRIATION

Notice is hereby given the taxpayers of Mishawaka, St. Joseph County, Indiana, that the Common Council will meet in City Hall, 600 East Third Street at 7:00 p.m. on the 1st day of June ,2020 and will consider the following additional appropriations in excess of the budget for the current year.

### PROPOSED ORDINANCE NO. 2020-16

### AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, TRANSFERRING AND APPROPRIATING FIVE HUNDRED THOUSAND DOLLARS ($500,000.00) FROM THE CEDIT FUND TO THE CEDIT REVOLVING LOAN FUND AND AUTHORIZING THE USE OF SAID FUNDS FOR THE PURPOSE OF MAKING LOANS UNDER THE COVID-19 EMERGENCY LOAN PROGRAM

Taxpayers appearing at such meeting shall have a right to be heard thereon. The additional appropriations as finally made will be referred to the State Board of Tax Commissioners. The Board shall issue a written determination within 15 days of receipt of the proposal.

Deborah S. Block, IAMC, MMC, City Clerk

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

**NOTICE TO TAXPAYERS OF PROPOSED ADDITIONAL APPROPRIATION**

Notice is hereby given the taxpayers of Mishawaka, St. Joseph County, Indiana, that the Common Council will meet in City Hall, 600 East Third Street at 7:00 p.m. on the 1st day of June 2020 and will consider the following additional appropriations in excess of the budget for the current year.

**Proposed Ordinance No. 2020-16**

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, TRANSFERRING AND APPROPRIATING FIVE HUNDRED THOUSAND DOLLARS ($500,000.00) FROM THE CEDIT FUND TO THE CEDIT REVOLVING LOAN FUND AND AUTHORIZING THE USE OF SAID FUNDS FOR THE PURPOSE OF MAKING LOANS UNDER THE COVID-19 EMERGENCY LOAN PROGRAM**

Taxpayers appearing at such meeting shall have a right to be heard thereon. The additional appropriations as finally made will be referred to the State Board of Tax Commissioners. The Board shall issue a written determination within 15 days of receipt of the proposal.

Deborah S. Block, IAMC, MMC, City Clerk

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

49

State of Indiana St. Joseph County

Personally Appeared Before Me The Undersigned:

*Nancy Nich*

Legal Clerk of the **MISHAWAKA ENTERPRISE**, a public newspaper of general circulation, published in the city of Mishawaka in the County aforesaid, who being duly sworn, upon her oath saith, that the notice of which she attached is the true copy, was duly published in the **Mishawaka Enterprise** for:

XX One _ TWO _THREE

times successively to-wit:

On the 21st day of May, 2020, and

On the ____ day of ____, 2020, and

On the ____ day of ____, 2020

Subscribed & Sworn To Before Me

This 21st day of May, 2020

Jennifer Nich

Jennifer Nich
Notary Public - Seal
Elkhart County - State Of Indiana
Commission Number NP0714975
My Commission Expires July 23, 2026

**CHARGES: $ 27.24**

RECEIVED
DEBORAH S. BLOCK, MMC

MAY 26 2020

CITY CLERK
MISHAWAKA, IN

**1st Reading** 6-1-20
**2nd Reading**
**Passed**
**Failed**
**Continued To**

PROPOSED ORDINANCE NO. 2020-17

ORDINANCE NO._____________

AN ORDINANCE TRANSFERRING FUNDS FROM THE MOTOR VEHICLE HIGHWAY RESTRICTED FUND OF THE CITY OF MISHAWAKA TO THE LOCAL ROAD & BRIDGE MATCHING GRANT FUND OF THE CITY OF MISHAWAKA FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2020 AND AN ORDINANCE APPROPRIATING ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2020

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

Section 1. There is hereby transferred from the Motor Vehicle Highway Restricted (MVHR) Fund of the City of Mishawaka to the Local Road & Bridge Matching Grant Fund of the City of Mishawaka the sum of $427,150.00 as required for the Community Crossing Grant.

Motor Vehicle Highway Restricted Fund (MVHR)

From:
Capital Outlays

| | | |
|---|---|---|
| 203-50-442-01 | Street Repair | $427,150.00 |
| | Total | $427,150.00 |

Local Bridge and Road Matching Grant Fund

To:
Other Services and Charges

| | | |
|---|---|---|
| 244-50-436-03 | Street Repair | $427,150.00 |
| | Total | $427,150.00 |

Section 2. Which requires the appropriation of additional funds for the fiscal year ending December 31, 2020 in addition to that set out in detail in the published budget.

Section 3. There is hereby appropriated from the Local Bridge and Road Matching Grant Fund of the City of Mishawaka the sum of $854,300.00 for assignment as follows:

Local Road & Bridge Matching Grant Fund

| | | |
|---|---|---|
| <u>Other Services and Charges</u> | | |
| 244-50-436-03 | Street Repair | <u>$854,300.00</u> |
| | Total | $854,300.00 |

<u>Section 4</u>. 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 ________________, 2020 at __________ o'clock, ____. M.

_________________________________
Gregg Hixenbaugh, Presiding Officer

ATTEST:

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

PRESENTED BY ME to the Mayor of the City of Mishawaka, Indiana

on this ___________day of __________________, 2020 at_______ o'clock, ____. M.

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

APPROVED BY ME this ___________day of __________________, 2020 at

_____________o'clock, _____. M.

_________________________________
David A. Wood, Mayor

# CITY OF MISHAWAKA

**DAVID A. WOOD, MAYOR**

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

RECEIVED
DEBORAH S. BLOCK, MMC
MAY 26 2020
CITY CLERK
MISHAWAKA, IN

Date: May 27, 2020

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: Transfer from MVH Restricted and Additional Appropriation Local Road & Bridge Matching Fund

I am requesting for first reading, approval for the transfer of $427,150 from the Motor Vehicle Highway Restricted Fund to the Local Road & Bridge Matching Grant Fund as this is our necessary match for the Community Crossings Grant. These funds are budgeted funds for the purpose of the match.

This transfer along with the $427,150 grant already received from the State must be appropriated. Therefore, I am also requesting approval of the additional appropriation for $854,300.00.

This ordinance takes care of both the transfer and appropriation in this fund and is required every year to show proper accounting of the grant and match.

Thank you for your consideration. Please contact me with any questions.

c: David A. Wood, Mayor
Christine Jamrose, Director of Engineering/City Engineer

1st Reading 6-1-20
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC

MAY 28 2020

CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2020-18

ORDINANCE NO.____________

AN ORDINANCE DECLARING AN EMERGENCY AND DETERMINING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2020

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

Section 1. An emergency exists which requires the appropriation of additional funds for the fiscal year ending December 31, 2020 in addition to that set out in detail in the published budget.

Section 2. There is hereby appropriated from the General Fund of the City of Mishawaka the sum of $117,208.00 for assignment as follows:

General Fund

| | | | |
|---|---|---|---|
| Mayor | 101.02.411.02 | Salaries and Wages | $ (398.00) |
| Controller | 101.02.413.05 | Employee Ins Benefits | $ (99,286.00) |
| Clerk | 101.03.411.03 | Salaries and Wage | $ (331.00) |
| Human Resources | 101.04.411.03 | Salaries and Wages | $ 272.00 |
| IT | 101.05.411.02 | Salaries and Wages | $ 4,517.00 |
| Law | 101.06.411.02 | Salaries and Wages | $ (398.00) |
| Council | 101.07.413.05 | Salaries and Wages | $ 2,845.00 |
| Engineering | 101.13.411.02 | Salaries and Wages | $ 1,343.00 |
| Code | 101.14.411.02 | Salaries and Wages | $ 302.00 |
| Building | 101.15.422.01 | Operating Supplies | $ (3,231.00) |
| Fire | 101.19.411.02 | Salaries and Wages | $ 57,103.00 |
| Police | 101.20.411.02 | Salaries and Wages | $ 155,946.00 |
| Planning | 101.21.411.02 | Salaries and Wages | $ (207.00) |
| Central Services | 101.22.411.02 | Salaries and Wages | $ (1,271.00) |
| Redevelopment | 101.28.431.04 | Professional Services | $ 2.00 |
| | | | $ 117,208.00 |

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 ________________, 2020 at _____________

o'clock, ____.M.

________________________________

Gregg Hixenbaugh, President

ATTEST:

______________________________

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor of the City of Mishawaka, Indiana

on this_______________ day of __________________, 2020 at________

o'clock, ____ .M.

________________________________

Deborah S. Block, MMC, City Clerk

APPROVED BY ME this ___________day of ___________________, 2020 at

_________________o'clock, ___.M.

________________________________

David A. Wood, Mayor

# CITY OF MISHAWAKA

**DAVID A. WOOD, MAYOR**

**DEPARTMENT OF FINANCE**
**Rebecca S. Miller, Controller**
**Kurtis D. Vardaman, Deputy Controller**

Date: May 28, 2020

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: **Additional Appropriations: General Fund**

For your approval for first reading on June 1st is an additional appropriation for the General Fund.

When the salary ordinances were finalized for 2020, the budget had already been submitted for 1st reading. If the budget is increased, the budget process must begin again with a 1st reading, public hearing, etc. We did not have the necessary time in the budget calendar so our alternative is to amend the budget.

While estimates were made for salary increases, adjustments still need to be made as some account lines were overestimated and some were underestimated resulting in a necessary additional appropriation of $117,208.00.

Besides the 3% increase for civilians and 3.5% increase for public safety, you'll see that a few departments had other factors affecting their budget which have all been discussed previously either in the budget meetings or with a salary ordinance amendment.

Specifically:

The Department of Labor required that the lowest salary for a full-time employee not eligible for overtime must be $35,568.

IT has a Level IV Specialist that over the course of two years was made the same salary as the other Level IV Specialist.

Engineering brought the City GIS Coordinator into their budget from IT and this salary was raised to match the GIS Coordinators in the Utility Division.

Thank you for your consideration, and please contact me with any questions.

c: David A. Wood – Mayor