

AGENDA

September 20, 2021

PSAP Budget Update
6:00PM

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: 408-418-9388
Meeting Number (access code): 173 413 0926
Meeting Password: DuU4cfYyY79

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: 1734130926@mishawaka.webex.com

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Minutes of the Regular Meeting of September 07, 2021
5. Petitions, Communications, Remonstrance and Memorial

A letter from the Board of Zoning Appeals regarding their recommendations from their September 14, 2021 meeting.

A letter from the City Plan Commission regarding their recommendation from their September 14, 2021 meeting.

Introduction and Swearing-in of Mayor Wood's Youth Council

6. Report of Special Committee

7. Ordinances on First Reading

P.O NO. 2021-31	PUD Amendment to remove restrictions as a Senior Only Complex to become Market Rate Non-Age Restricted - Whispering Pine Apartments
P.O.NO. 2021-32	Rezoning for redevelopment with three tenant Commercial Building - 422 W. McKinley Ave.
P.O NO. 2021-33	Rezoning from C-1 General Commercial & R-1 Single Family Residential to C-6 Linear Office Commercial - 821 W. Jefferson Blvd.
P.O. NO. 2021-34	Civil City Budget and Tax Levy for 2022

8. Resolutions

R2021-21	Use Variance to allow Dog Grooming and Cat Boarding - 318 & 320 W. Cleveland Road - Gordon's Grooming
R2021-22	Use Variance for a three-tenant building, one with Drive-Thru Window- 422 W. McKinley Ave.
R2021-23	Fiscal Plan for Annexation for 58200 Block Byrkit Rd. W. of 1405 & 1505 Byrkit Rd.

9. Ordinances on Second Reading

P.O. NO. 2021-30	Annexation & Rezoning to the I-1 Light Industrial District for a future expansion of adjacent manufacturing business - vacant land 58200 Block Byrkit Rd. W. of 1405 & 1505 Byrkit Rd. (Assigned to Land Use Planning Committee)-VOTE ONLY
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10. Privilege of the Floor - Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment -

This meeting will be aired via live stream:

An archived version of the livestream video can be viewed on the city of Mishawaka's Facebook page, <https://www.facebook.com/cityofmishawaka/> and also on the Michiana Access TV Facebook page, <https://www.facebook.com/MichianaAccessTV>

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.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

September 07, 2021

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, September 07, 2021 at 7:00PM. The meeting was called to order by President Gregg Hixenbaugh. All were asked to stand for the Pledge of Allegiance.

Roll Call.

Present: Mrs. DeMaegd (P), Mr. Banicki (P), Mr. Hazen (P), Mr. Mammolenti (P), Mr. Emmons (P), Mr. Bellovich (P), Mr. Compton (P), Mrs. Voelker (P), Mr. Hixenbaugh (P)
P: Present E: Electronically Participating A: Absent

Others Present: Clerk Block

Members attending virtually do so by WebEx. Public that attend can participate by WebEx or observe meetings by YouTube or Facebook live. The Council meetings are also streamed live on Michiana Access on Comcast/AT&T U-verse Channel 99.

Minutes for the Regular Meeting of August 16, 2021 were approved as received from the Clerk's Office.

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

APPEAL NO. 2021-27 Use Variance to allow Dog Grooming and Cat Boarding - 318 & 320 W. Cleveland Road - Gordon's Grooming

APPEAL NO. 2021-29 Use Variance to allow parking lot for Mobile Medical Clinic - 635 E. 12th St.

APPEAL NO. 2021-32 Use Variance for a three-tenant building, one with Drive-Thru Window- 422 W. McKinley Ave.

PETITION NO. 2021-13 PUD Amendment to remove restrictions as a Senior Only Complex to become Market Rate Non-Age Restricted - Whispering Pine Apartments

PETITION NO. 2021-14 Rezoning for redevelopment with three tenant Commercial Building - 422 W. McKinley Ave.

PETITION NO. 2021-15

Rezoning from C-1 General Commercial &
R-1 Single Family Residential to C-6
Linear Office Commercial - 821 W.
Jefferson Blvd.

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

PROPOSED ORDINANCE NO. 2021-28

**AN ORDINANCE AMENDING CHAPTER 10, OF THE MUNICIPAL CODE OF THE
CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED,
COMMONLY KNOWN AS THE AMUSEMENTS AND ENTERTAINMENTS
ORDINANCE OF THE CITY OF MISHAWAKA, INDIANA.**

**Amendment to the Amusement and Entertainment Ordinance
(Assigned to Public Health & Safety Committee)**

**Mike Compton made a motion to postpone proposed ordinance 2021-29 indefinitely, upon
a second Ron Banicki, motion carried.**

PROPOSED ORDINANCE NO. 2021-29

**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 rear portion of property from C-1 General Commercial to R-1 Single Family
Residential – 115 Kline St.**

(Assigned to Land Use Planning Committee)

Mr. Emmons reported the Land Use Planning Committee recommended proposed ordinance 2021-29 should be adopted. This is signed by the entire upon a second by Mr. Banicki motion carried.

Edward Fisher, 303 E. 3rd Street represented petitioners John and Kelly Connon. Mr. Fisher stated there two buildings located on the property, the first being a commercial building which is occupied, as well as single residential home that has been used as commercial in the past. He went on to say the petitioners would like to separate the property. Mr. Fisher explained they prepared a two lot subdivision, they are planning to sell the residential property to the petitioner daughter for the use of single family residential.

Mrs. Voelker question how the two properties will share the existing parking lot. Mr. Fisher explained they have supplied a 58’ wide ingress/egress, parking and drainage easement from the south line of the north building, into the grass by 10’ of the south side of the parking lot. He said when the property sells, they will develop a document stating the residential home will be allowed three vehicle parking.

Question was called for at 7:11PM for **PROPOSED ORDINANCE NO. 2021-29** **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. The proposed ordinance passed 9-0, thus it becomes **ORDINANCE NO. 5756.**

PROPOSED ORDINANCE NO. 2021-30

**AN ORIDNANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF
MISHAWAKA, INDIANA AND PROVIDING ZONING CLARIFICATIONS
THEREFORE**

**Annexation & Rezoning for the I-1 Light Industrial District for a future expansion of
adjacent manufacturing business – vacant land 58200 Block Byrkit Rd. W. of 1405 & 1505
Byrkit Rd.**

PUBLIC HEARING- NO VOTE

Jeff Ballard, Danch, Harner and Associates represented the petitioners. Mr. Ballard stated rezone the property to I-1 Light Industrial to allow for future expansion of JAMIL Packaging.

Public hearing closed at 7:13 p.m.

NEW BUSINESS

Mr. Emmons announced the 1st District neighborhood meeting for September 23rd at St. Bavo at 7 pm. Guest speaker will be Mayor Wood, presenting State of the City. He also mentioned the meeting on October 21st, Ken Prince, City Planner will give an update on the Liberty Mutual Building and future growth in the city.

ADJOURNMENT 7:16PM

Deborah S. Block /s/
Deborah S. Block, IAMC, MMC, City Clerk

Gregg A. Hixenbaugh /s/
Gregg A. Hixenbaugh, President



City of Mishawaka

DAVID A. WOOD, MAYOR

DEPARTMENT OF CITY PLANNING

September 15, 2021

Deborah S. Block, IAMC, MMC

SEP 16 2021

City Clerk
Mishawaka, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
September 14, 2021, 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 Variances were considered:

APPEAL #21-27 An appeal submitted by Mark Shea, Trustee of the John C. Shea Sr. Revocable Trust and Rosemary Shea, Trustee of the Rosemary Shea Revocable Trust requesting a Use Variance for **318 West Cleveland Road and 320 West Cleveland Road, Granger**, to allow dog grooming and cat boarding on C-2 Shopping Center Commercial property.

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

APPEAL #21-32 An appeal submitted by GLC-MAP McKinley Trust requesting a Use Variance for **422 West McKinley Avenue** to allow a three-tenant building, one with drive-thru window, on C-1 General Commercial zoning district.

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

Respectfully,

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

cc: Mark Shea
Mike Danch

STAFF REPORT

Location: 318 & 320 W. Cleveland Rd., Granger

Date: Sept. 14, 2021

Appeal: 21 27

Prepared By: KM

GENERAL INFORMATION

Applicant: John Shea Sr & Rosemary Revocable Living Trust/Gordon's Grooming
Status: Property Owner/Tenant
Request: Use Variance to allow dog/cat grooming, and cat boarding services
Zoning Classification: C-2 Shopping Center Commercial
Lot Size: Approximately 4+ acres, more or less
Applicable Regulations: 137.42 Board of Zoning Appeals (4) Variance of Use

SPECIAL INFORMATION

Area Development Pattern: North: Unincorporated St. Joseph County
South: S-1 Extensive Open Space and Public Use District
East: S-2 Planned Unit Development
West: C-5 Neighborhood Commercial District

Thoroughfare: Cleveland Road east of Grape Road

School District: Penn-Harris-Madison

Public Utilities: All utilities are available

Comprehensive Plan: General Commercial

ANALYSIS

The Appellants are requesting a Use Variance to allow for dog grooming services within Gordon's Grooming at 320 W. Cleveland Road and proposed cat grooming/boarding services at 318 W. Cleveland Road, Centennial Place.

The Appellants state they provide pet grooming services in addition to retail pet goods and supplies. The tenant contacted the Planning Department to inquire if cat boarding services were allowed as they were considering expanding into the adjacent tenant space. It was then discovered they had been providing dog grooming services for nearly 2 years. Pet grooming and/or boarding are not approved uses in the C-2 Shopping Center Commercial District. The Appellants state that only cat boarding would be provided and that no dogs are left on the premises overnight. Grooming services are by appointment only so pets do not have to stay all day.

The proposed use is accessory to the retail element of the store. The grooming/cat boarding services would be provided to customers for convenience and to complement the existing business. All proposed changes would be internal to the building. Assuming this change is ultimately approved, and if you didn't shop at Gordon's Grooming, you likely would never be aware of the additional service available in the store. In 2007, PetsMart was granted similar approval for the veterinary and pet grooming services they offer.

All pertinent City departments have reviewed and approved of the request.

RECOMMENDATION (S)

Staff recommends in **favor** of Appeal #21-27 to allow pet grooming/cat boarding services at Gordon's Grooming at 318 and 320 W. Cleveland Road, Granger. This recommendation is based upon the following findings of fact:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because no exterior changes are proposed, thus, there will be no impact on the character of the buildings in the area;
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 it is included in a commercial development;
3. The need for the variance arises from some condition peculiar to the property involved in that the C-2 zoning does not permit pet grooming/boarding services, thus requiring the Use Variance for the proposed use;
4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because the nature of the business is retail with the added convenience of some pet services and should not generate more traffic than any of the existing businesses within the development; and
5. The approval will not interfere substantially with the Mishawaka 2000 Comprehensive Plan because the plan identifies this area for general commercial and is in close proximity to one of the largest consolidated retail areas in the State of Indiana.

ATTACHMENTS

Photographs, Appeal, Aerial, Location Map



Gordon's Grooming



Front view of center



View of Center looking west

STAFF REPORT

Location: 422 W. McKinley Ave. – Approximately 220' West of Grape Rd. Date: Sept. 14, 2021
Existing RiteWay Auto Sales

Appeal: 21 - 32 Prepared By: DJS

GENERAL INFORMATION

Applicant: GLC-Map McKinley Trust LLC / Alrig USA / Danch, Harner & Associates, Inc.
Status: Property Owner / Contingent Developer / Agent & Consulting Engineer
Request: Use variance to allow a maximum of three (3) tenants in a single commercial building with one (1) restaurant with drive-thru facilities
Zoning Classification: C-1 General Commercial (Pending rezoning Petition 21-14)
Lot Size: 1.62 acres being a part of an approximate 11.6 acre parent parcel – (Area to be rezoned is not currently a separate parcel or subdivided lot)
Applicable Regulations: Section 137-42 / (5) Board of Zoning Appeals – Developmental Variance; Section 137-300 to 137-303 / C-1 General Commercial District (pending)

SPECIAL INFORMATION

Area Development Pattern: North: C-2 Shopping Center Commercial (Multi-Tenant Commercial Shopping Center / Vacant (Former K-Mart), Big Lots & Planet Fitness)
South: C-1 General Commercial (Multi-Tenant Commercial Building / Armed Forces Career Center & Olive Health Center, Electronic Cigarette Retailer / Ecig-Works, and Insurance Office / State Farm)
East: C-4 Automobile Oriented Commercial (Automatic Car Wash Facility / John's Auto Spa – Under construction)
West: C-7 Automobile Oriented Restaurant Commercial (Restaurant with Drive-Thru / Burger King)
Thoroughfare: W. McKinley Avenue
School District: School City of Mishawka
Township: Penn
Public Utilities: All utilities are available and will be connected to/throughout the site at the expense of the developer
Comprehensive Plan: General Commercial (Downtown Retail Sales & Shopping Centers)

ANALYSIS

The Appellants, GLC-Map McKinley Trust LLC and Alrig USA, are requesting a use variance to allow a maximum of three (3) tenants in a single commercial building with one (1) restaurant with drive-thru

facilities. Occupants are yet to be identified, but are to include a retail store and dine-in restaurant in addition to the restaurant with drive-thru.

The proposed building is to be located north of W. McKinley Avenue approximately 220' west of Grape Road. More specifically, it will be within an 1.62 acre area that is currently part of an approximate 11.6 acre parent parcel (Tax Parcel 016-2058-1939.12) developed as a multi-tenant commercial center. Since the 1.62 acre area is not a separate parcel, a subdivision plat is required to establish a legal lot of record if desired to be individually owned. Adjacent land uses include Big Lots, Planet Fitness, and a vacant commercial space to the north; Burger King to the west; a multi-tenant commercial building, Ecig-Works, and State Farm Insurance office to the south; and John's Auto Spa currently under construction to the east.

Existing improvements within the redevelopment area include an 8,600 sq. ft. one-story building, parking lot, and common access drives to the west, north and east. The building is currently occupied by RiteWay Auto Sales and was formerly Big O Tires, a tire sales and auto service business. With the proposed redevelopment of the property, all improvements will be razed.

The pending C-1 General Commercial District only allows for a maximum of two (2) separate tenants/uses on the property. In order to allow for a single three tenant building as proposed, the property would need to be rezoned to the C-2 Shopping Center Commercial District. However, the drive-thru restaurant use would not be allowed under the C-2 zoning classification and would need a zoning classification of C-7 Automobile Oriented Restaurant Commercial. While the C-7 zoning district would permit all of the proposed uses, this district would allow freestanding off-premise signs (i.e. billboards) which would be undesirable at this property. For these reasons, Staff recommended that the property be rezoned to the C-1 General Commercial and a use variance submitted to allow a three tenant building with one restaurant with drive-thru. The rezoning petition (PET 21-14) will be considered by the Plan Commission after the Board of Zoning Appeals meeting.

All pertinent City Departments have reviewed and approved the use variance request.

RECOMMENDATION

The Planning Staff recommends **approval** of Appeal 21-32 to allow a use variance for a maximum of three (3) tenants in a single commercial building with one (1) restaurant with drive-thru facilities. The building is to be located within a 1.62 acre area with a current address of 422 W. McKinley Avenue. This recommendation is based on the following findings of fact:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community. The proposed restaurant with drive-thru use in a multi-tenant building is consistent and compatible with the density and uses of the adjacent parcels. Furthermore, all state and local building codes will be adhered to during construction.
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. The proposed multi-tenant commercial building is adjacent to and within property currently zoned for commercial use. The uses within the single multi-tenant building will be consistent with those in the surrounding area. Two restaurants with drive-thru facilities are currently present immediately adjacent to the west. Other multi-tenant commercial buildings are located to the north and northwest.
3. The need for the variance arises from some condition peculiar to the property. The property is pending a rezoning to the C-1 General Commercial. The zoning ordinance does not have a zoning classification that would allow for the proposed three (3) tenant commercial building to include one (1) drive-thru restaurant.
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. The pending zoning will not allow for the combined multi-tenant use and drive-thru restaurant use. The preferred means by which to allow the proposed uses is through the use variance process.

- ## ATTACHMENTS

C-2 Shopping Center
Commercial (Multi-Tenant Commercial / Vacant, Big Lots & Planet Fitness)

C-4 Auto Oriented Restaurant Comm.
(Burger King)

C-4 Auto-Oriented Commercial
(John's Auto Spa – Under Construction)

C-1 General Commercial
(State Farm, Edg Works & Multi-Tenant Commercial)

Site

P4

P3

P5

P6

P1 & P2

P7

W. McKinley Ave.

W. Ruess Ave.

Liberty St.

Charlotte St.

Grape Road

North Arrow

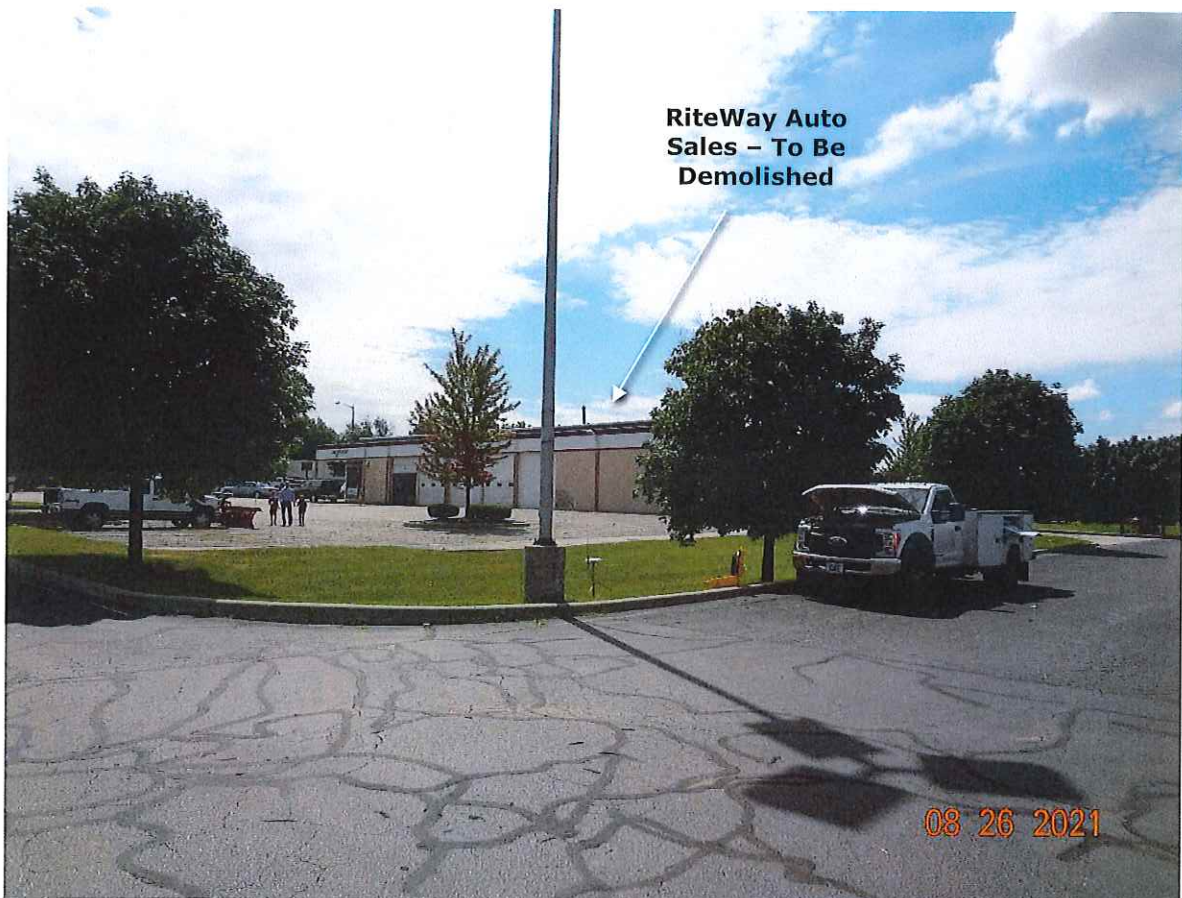
Aerial Photograph
Existing RiteWay Auto Sales – Proposed for Redevelopment
422 W. McKinley Avenue



P1. Looking westerly from the existing access drive to the east toward the property to be rezoned.



P2. Looking northerly from the existing access drive to the east toward the east part property to be rezoned.



P3. Looking southwesterly from the adjacent access drives toward the property to be rezoned.



P4. Looking southerly from the existing access drive toward the property to be rezoned.



P5. Looking southeasterly from the northern and western access drives toward the property to be rezoned.



P6. Looking easterly from the existing access drive to the west toward the property to be rezoned.



P7. Looking northerly from south of W. McKinley Avenue toward the property to be rezoned.



City of Mishawaka

DAVID A. WOOD, MAYOR

DEPARTMENT OF CITY PLANNING

September 15, 2021

Deborah S. Block, IAMC, MMC

SEP 16 2021

City Clerk
Mishawaka, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
September 14, 2021, 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 #21-13 A petition submitted by MFD II, LLC (Miller Family Development, LLC) requesting to amend the Whispering Pines Planned Unit Development to remove the restriction as a senior-only complex to become market-rate, non-age restricted.

The Commission, with a vote of 4 (against) - 1 (for), forwarded no recommendation.

PETITION #21-14 A petition submitted by GLC-MAP McKinley Trust requesting to rezone **422 West McKinley Avenue** from C-4 Automobile Oriented Commercial District to C-1 General Commercial District.

The Commission, with a vote of 5-0, recommended approval.

PETITION #21-15 A petition submitted by Stephen J. and Joellen Miller requesting to rezone **821 West Jefferson Boulevard** from R-1 Single Family Residential District and C-1 General Commercial District to C-6 Linear Office Commercial District.

The Commission, with a vote of 5-0, 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, Administrative Planner
Secretary, Mishawaka Plan Commission

cc: Dennis Miller
Mike Danch
Terry Lang

STAFF REPORT

Location: Whispering Pines Apartments
806 Green Pine Ct. (office)

Date: September 14, 2021

Petition: 21- 13

Prepared By: CH

GENERAL INFORMATION

Applicant: MFD II, LLC

Status: Property Owner / Developer & Site Design Consultant

Request: Amend the Whispering Pines Planned Unit Development (PUD) to remove the age restriction.

Zoning Classification: S-2 Planned Unit Development (Permitted Uses include senior only apartment complex)

Lot Size: 9.75 acres

Applicable Regulations: Section 137-671 to 137-679 / S-2 Planned Unit Development District & Section 137-41 / Amendment to Zoning Ordinance & Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential
South: R-3 Multi-Family Residential (Pin Oak Apartments)
East: R-3 Multi-Family Residential (Jamestown Homes of Mishawaka)
West: S-1 Extensive Open Space and Public Use (City owned retention)

Thoroughfare: Hickory Road, accessed by W Corby

School District: Penn-Harris-Madison

Township: Penn

Public Utilities: All utilities are available and currently serve the site

Comprehensive Plan: Medium Density Residential (apartment complexes and nursing facilities)

ANALYSIS

The petitioner, MFD II, LLC is requesting to amend the Whispering Pines Planned Unit Development (PUD), approved in 2000, to remove the senior citizen only age restriction. The proposed use is permitted in the R-3 Multi-Family Residential District, thus the height, area, and developmental regulations for this district will be applicable to the property unless otherwise noted.

The Planned Unit Development is generally located east of Hickory Road, accessed via West Corby Blvd. This PUD bounded by Jamestown Townhomes on the west; single family homes to the north; a City owned retention area on the east; and Pin Oak Apartments to the south.

The current PUD regulations applicable to the property, which were approved first in 1998, (Petition 98-10/Ord. 4278) which expired, and again in 2000 (Petition 00-21/Ord. 4506), permit a 192 unit senior citizen only apartment complex. The property was developed in 2000 with twelve 16-unit apartment buildings and an office, with 199 parking spaces. The density is over 19 units per acre. Subsequently, an administrative site plan was approved in 2007 for maintenance building, clubhouse addition, and carports.

There is no site plan, as the existing improvements on the property will remain unchanged. Access to the site will be maintained as is by West Corby Blvd from Hickory Road. As of the date of this staff report, the complex is at 100% occupancy with a waiting list. For the past 20 years, as far as staff knows, there has been no issues in compatibility between this development and other nearby multi-family complexes to the west and south or single-family homes to the north. The density of the Whispering Pines development is higher than the two adjacent multi-family developments; Jamestown Homes, Pin Oak Manor and The Reserve at Pin Oak.

All pertinent City Departments have reviewed and approved the PUD amendment request.

RECOMMENDATION

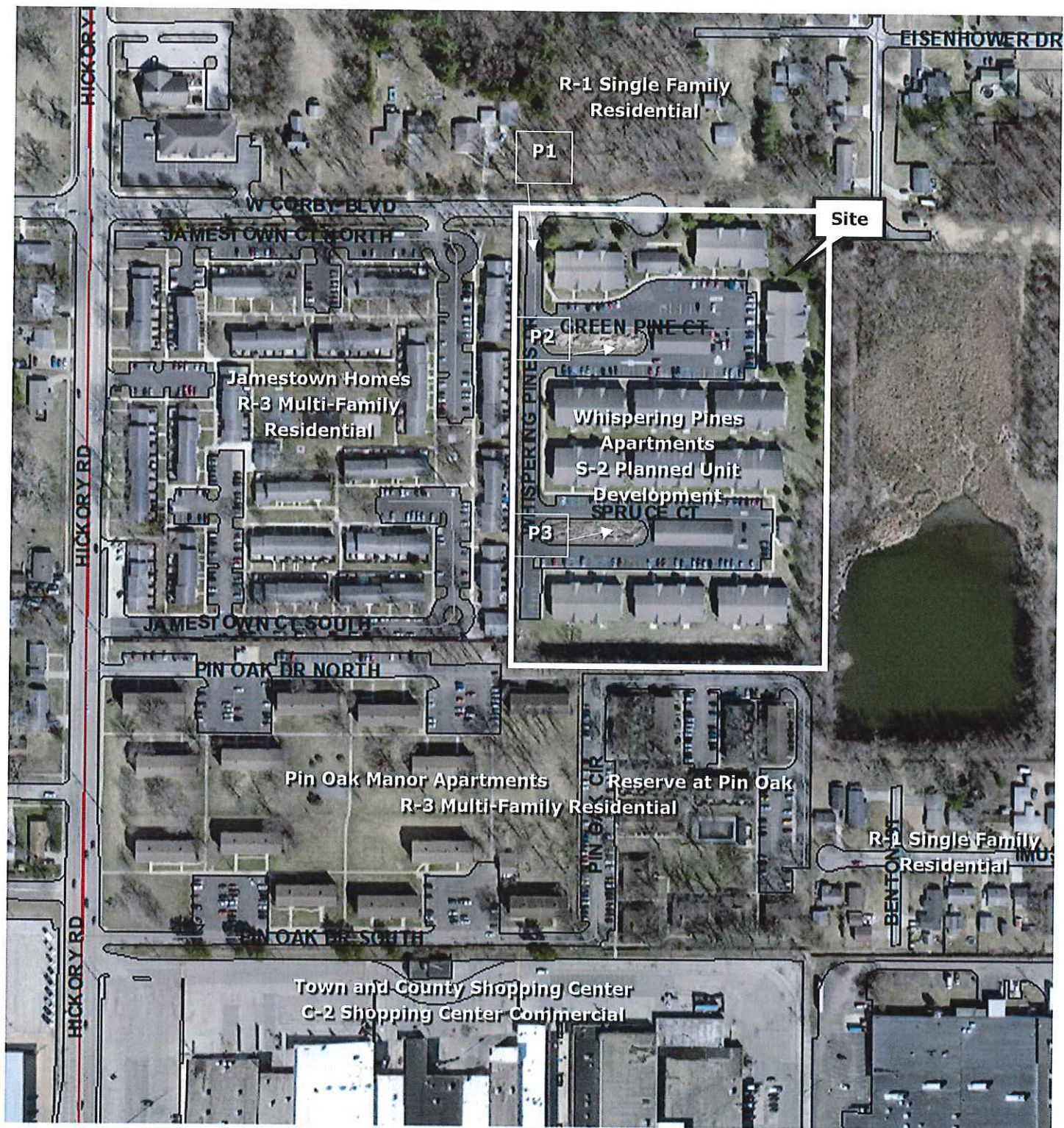
Staff recommends **approval** of Petition 21-13 to amend the Whispering Pines Planned Unit Development (PUD), approved in 2000, to remove the senior citizen only age restriction.

The recommendation is based on the following findings of fact:

1. Existing Conditions – The property is currently developed as apartment buildings, with other multi-family complex in the area.
2. Character of Buildings in Area – There are other multi-family complexes in the area east of Hickory and north of McKinley.
3. The Most Desirable/Highest and Best Use – Due to the property’s location near other multi-family developments, and accessible to a nearby retail center (Town & Country), the similar proposed use will be compatible with the existing adjacent land uses.
4. Conservation of Property Values – The proposed zoning should not be injurious to property values in the surrounding area because the use is very similar and the physical site is not changing.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, identified this area for multi-family residential (apartment complexes and nursing facilities) as currently exists to the south and west.

ATTACHMENTS

Aerial, Photographs, Petition, Location Map



Aerial Photograph



Entrance from Corby



Northern buildings on Green Pine Ct



Southern buildings on Spruce Ct

STAFF REPORT

Location: 422 W. McKinley Avenue – Approximately 220' West of Grape Road Date: Sept. 14, 2021
Existing RiteWay Auto Sales

Petition: 21- 14

Prepared By: DJS

GENERAL INFORMATION

Applicant: GLC-Map McKinley Trust LLC / Alrig USA / Danch, Harner & Associates, Inc.

Status: Property Owner / Contingent Developer / Agent & Consulting Engineer

Request: To rezone from C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District to C-1 General Commercial District to allow for the construction of a three tenant commercial building including a restaurant with drive-thru facilities, a retail store, and a dine-in restaurant

Zoning Classification: C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District

Lot Size: 1.62 acres being a part of an approximate 11.6 acre parent parcel – (Area to be rezoned is not currently a separate parcel or subdivided lot)

Applicable Regulations: Section 137-300 thru 137-303 / C-1 General Commercial District & Section 137-41 / Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: C-2 Shopping Center Commercial (Multi-Tenant Commercial Shopping Center / Vacant (Former K-Mart), Big Lots & Planet Fitness)

South: C-1 General Commercial (Multi-Tenant Commercial Building / Armed Forces Career Center & Olive Health Center, Electronic Cigarette Retailer / Ecig-Works, and Insurance Office / State Farm)

East: C-4 Automobile Oriented Commercial (Automatic Car Wash Facility / John's Auto Spa – Under construction)

West: C-7 Automobile Oriented Restaurant Commercial (Restaurant with Drive-Thru / Burger King)

Thoroughfare: W. McKinley Avenue

School District: School City of Mishawaka

Township: Penn

Public Utilities: All utilities are available and will be connected to/throughout the site at the expense of the developer

Comprehensive Plan: General Commercial (Downtown Retail Sales & Shopping Centers)

ANALYSIS

The Petitioners, GLC-Map McKinley Trust LLC and Alrig USA, are requesting to rezone property located north of W. McKinley Avenue approximately 220' west of Grape Road from C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District to C-1 General Commercial District to allow for the construction of a three tenant commercial building. Occupants are yet to be identified, but are to include a restaurant with drive-thru facilities, a retail store, and a dine-in restaurant.

The 1.62 acre area is part of an approximate 11.6 acre parent parcel (Tax Parcel 016-2058-1939.12) developed as a multi-tenant commercial center and recently rebranded as McKinley Commons. The rezoning limits do not follow any existing parcel boundary. If the property is proposed to be separately owned, a subdivision plat is required to establish a legal lot of record. Adjacent land uses include Big Lots, Planet Fitness, and a vacant commercial space to the north; Burger King to the west; a multi-tenant commercial building, Ecig-Works, and State Farm Insurance office to the south; and John's Auto Spa currently under construction to the east.

The C-1 General Commercial District only allows for a maximum of two (2) separate tenants/uses on the property. In order to allow for a single three tenant building as proposed, the property would need to be rezoned to the C-2 Shopping Center Commercial District. However, the drive-thru restaurant use would not be allowed under the C-2 zoning classification and would need a zoning classification of C-7 Automobile Oriented Restaurant Commercial. While the C-7 zoning district would permit all of the proposed uses, this district would allow freestanding off-premise signs (i.e. billboards) which would be undesirable at this property. For these reasons, Staff recommended that the property be rezoned to the C-1 General Commercial and a use variance submitted to allow a three tenant building with one restaurant with drive-thru. The use variance (AP 21-32) will be considered by the Board of Appeals prior to the Plan Commission meeting.

Existing improvements within the area to be rezoned include an 8,600 sq. ft. one-story building, parking lot, and common access drives to the west, north and east. The building is currently occupied by RiteWay Auto Sales and was formerly Big O Tires, a tire sales and auto service business. With the proposed redevelopment of the property, all improvements will be razed with modifications to the current points of access into the site from the adjacent drives.

Per the preliminary site plan, the contingent developer is proposing to construct a one-story 9,289 sq. ft. three tenant commercial building, an eighty-nine (89) space parking lot, and other required infrastructure (utilities, a stormwater collection system, landscape, etc.).

Access to the site will be provided from W. McKinley Avenue via existing common drives to the west and east. Both drives permit unrestricted turning movements to and from W. McKinley Avenue. Access will also be provided from Grape Road via a common access drive to the north. Cross access (ingress/egress) easements to include the adjacent drives shall be dedicated on a future subdivision plat or a reciprocal easement agreement recorded if not currently in place. No new access points are proposed onto the public right-of-way. In order to prevent traffic from potentially backing up onto W. McKinley Avenue, the Engineering Department requested that the access point from the adjacent drive to the west be located as far north as possible and no access be provided to the adjacent drive to the east.

The landscaping, conceptually shown, shall comply with the commercial landscaping requirements.

The preliminary site plan shows the intent to comply with the required height, area and developmental regulations for the C-1 General Commercial District. If a variances from these regulations are required, the Board of Zoning Appeals shall be petitioned when the final site plan is submitted.

With this petition, the Applicant and contingent purchaser are only seeking to establish the proper zoning required for the proposed use. If approved, a detailed final site plan shall be submitted for Staff review and Plan Commission approval prior to construction. The final site plan shall address storm drainage, grading, utilities, landscaping, soil erosion control, and all other required improvements pertinent to the proposed development.

Since the property is currently zoned for general commercial and automobile oriented uses and located along the McKinley Avenue commercial corridor, the Staff supports the request for rezoning. The proposed three tenant commercial building is not out of character and is compatible with the existing adjacent land uses. Furthermore, the proposed use is consistent with the recommended use per the comprehensive plan.

The Building, Fire, Electric, and Water Departments have reviewed and approved the rezoning request providing no additional comments.

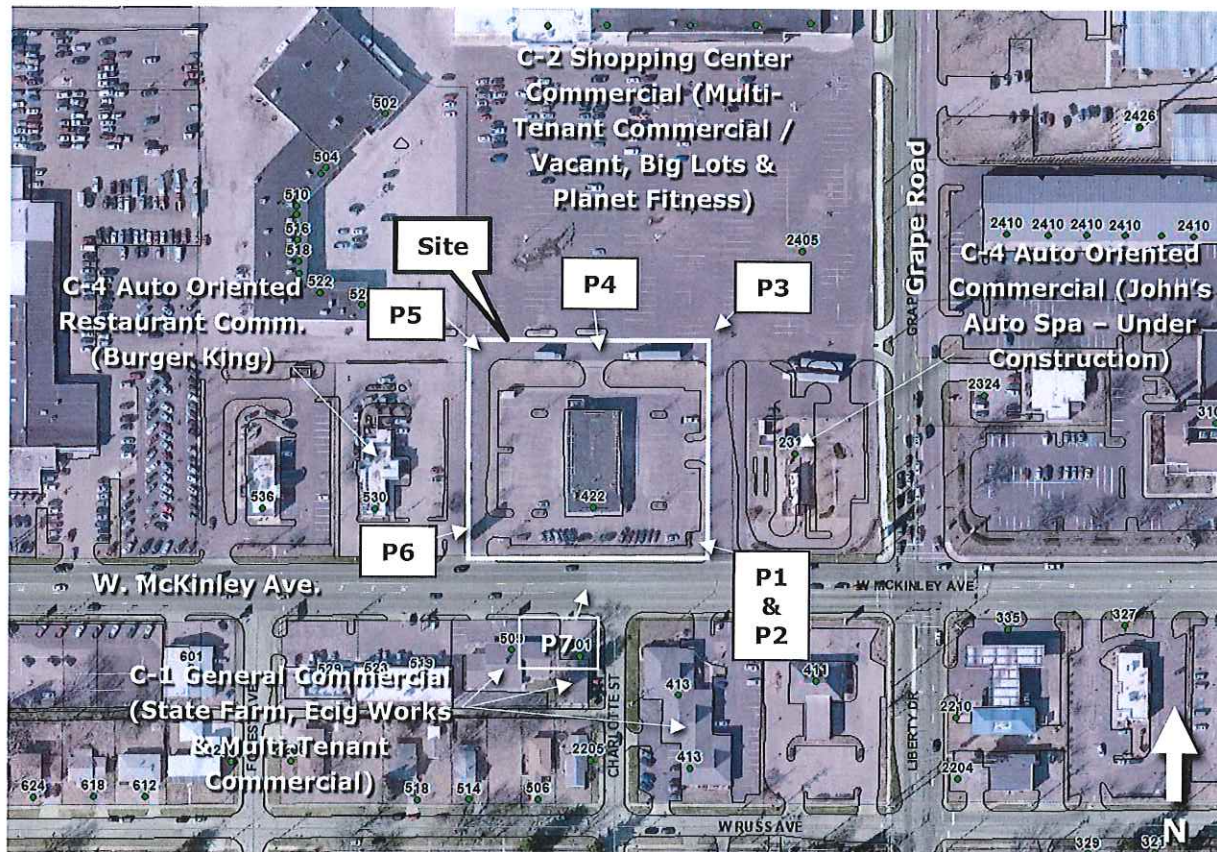
RECOMMENDATION

Staff recommends in **favor** of rezoning Petition 21-14 to rezone a 1.62 acre area located at 422 W. McKinley Avenue from C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District to C-1 General Commercial District to allow for the construction of a three tenant commercial building including a restaurant with drive-thru facilities, a retail store, and a dine-in restaurant. This recommendation is based on the following findings of fact:

1. Existing Conditions – The subject property consists of an automobile sales business and is located along McKinley Avenue. This road is a highly travelled commercial corridor providing major east-west access through the City. Adjacent land uses include a multi-tenant commercial shopping center to the north; a restaurant with drive-thru to the west; a multi-tenant commercial building, electronic cigarette retailer, and insurance office to the south across W. McKinley Avenue; and an automatic car wash facility, current under construction, to the east.
2. Character of Buildings – The character of the buildings in the area are predominantly single and multi-tenant commercial.
3. The most desirable/highest and best use – Because of the parcel's location and existing commercial development along McKinley Avenue, the most desirable use of the property is commercial.
4. Conservation of property values – The proposed rezoning should not be injurious to property values in the area. The proposed uses for multi-tenant commercial building and other permitted C-1 General Commercial uses are compatible with the adjacent existing uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. The proposal is consistent with the Comprehensive Plan.

ATTACHMENTS

Aerial Photograph, Site Photographs, Petition, Location Map, Preliminary Site Plan



Aerial Photograph
Existing RiteWay Auto Sales – Proposed for Redevelopment
422 W. McKinley Avenue



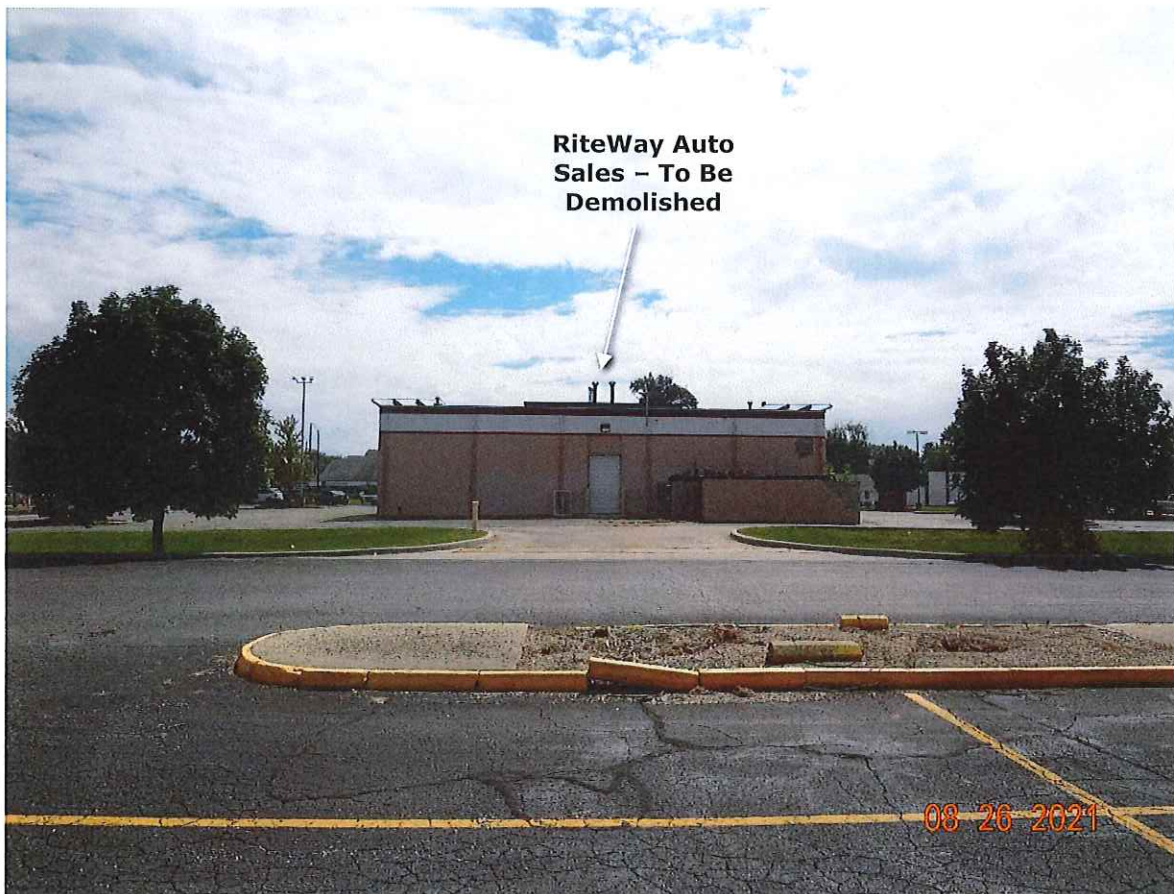
P1. Looking westerly from the existing access drive to the east toward the property to be rezoned.



P2. Looking northerly from the existing access drive to the east toward the east part property to be rezoned.



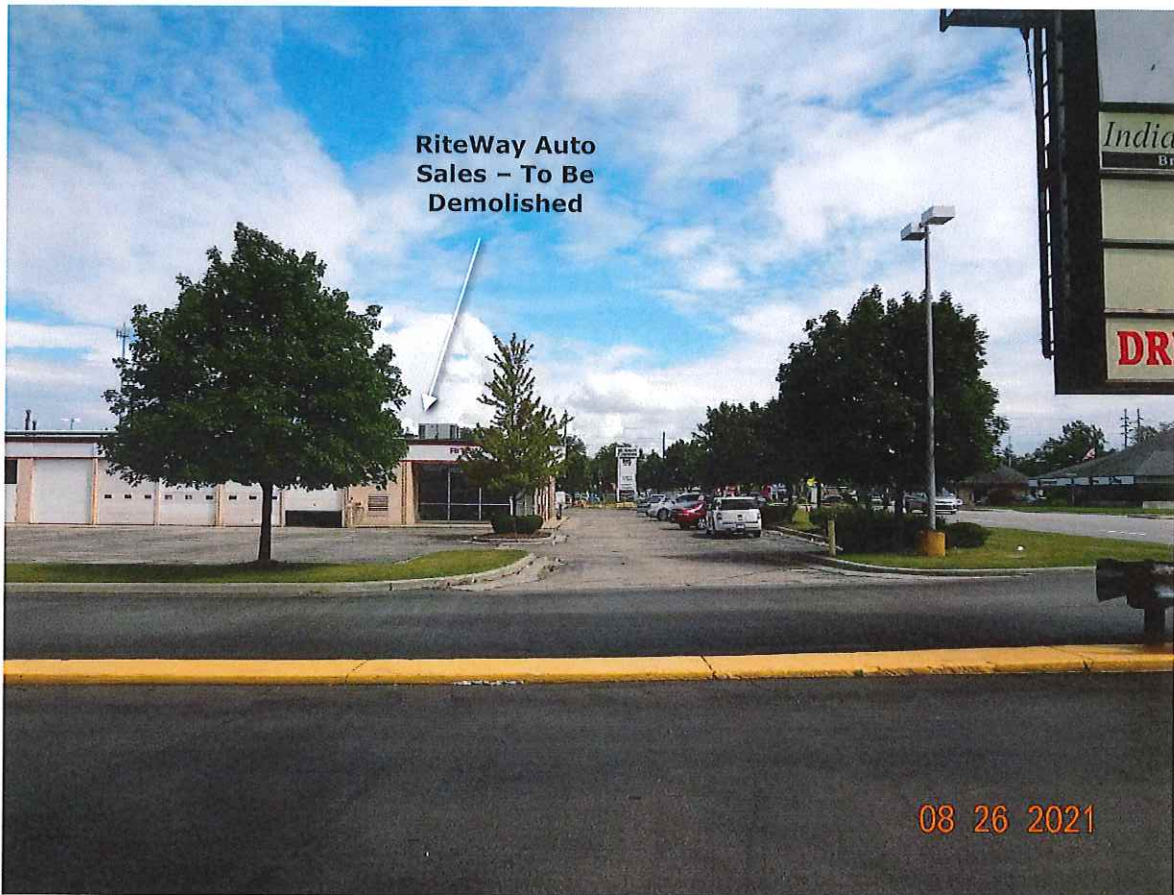
P3. Looking southwesterly from the adjacent access drives toward the property to be rezoned.



P4. Looking southerly from the existing access drive toward the property to be rezoned.



P5. Looking southeasterly from the northern and western access drives toward the property to be rezoned.



P6. Looking easterly from the existing access drive to the west toward the property to be rezoned.



P7. Looking northerly from south of W. McKinley Avenue toward the property to be rezoned.

STAFF REPORT

Location: 821 W Jefferson Blvd.
(southeast corner of Jefferson Blvd. and Webster Street)

Date: September 14, 2021

Petition: 21- 15

Prepared By: CH

GENERAL INFORMATION

Applicant: Stephen J & Joellen Miller / Lang Feeney & Associates
Status: Property Owner / Surveyor & Site Design Consultant
Request: To rezone from C-1 General Commercial District and R-1 Single Family Residential to C-6 Linear Office Commercial
Zoning Classification: C-6 Linear Office Commercial
Lot Size: 0.23 acres (84' x 120')
Applicable Regulations: Section 137-426 thru 137-428 / C-6 Linear Office Commercial District & Section 137-41 / Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential
South: R-1 Single Family Residential
East: R-1 Single Family Residential
West: R-1 Single Family Residential
Thoroughfare: West Jefferson Blvd. & Webster Street
School District: School City of Mishawaka
Township: Penn
Public Utilities: All utilities currently serve the property.
Comprehensive Plan: Low Density Residential (single family houses)

ANALYSIS

The Petitioner, Stephen J & Joellen Miller, are requesting to rezone approximately 0.23 acres (84' x 120') of property located at 821 W Jefferson Blvd from C-1 General Commercial and R-1 Single Family Residential to C-6 Linear Office Commercial to allow for the continuation of a commercial business at this location. The house is currently zoned R-1 Single Family Residential. The parking lot to the west is zoned C-1 General Commercial.

A petition to rezone both lots to C-5 Neighborhood Commercial was filed in 1999, but was withdrawn before a final vote by the Common Council. The Staff recommendation required the Petitioner is to submit a site plan to the Planning Department for review and approval that will include improvements to the parking lot regarding paving, stormwater retention and landscaping in accordance with current ordinances and engineering standards governing commercial lots.

The property to be rezoned includes the former Miller Guitar Academy in a house, and adjacent gravel parking lot. Per the preliminary site plan submitted with the rezoning petition, the contingent developer is proposing to keep the existing building, paving 7 parking spaces and provide a retention basin at the south end of the lot. Access will be maintained from Jefferson Blvd.

The preliminary site plan shows the intent to comply with the required height, area, and developmental regulations for the C-6 Linear Office Commercial District. If additional variances are required for landscaping/screening or any other developmental regulations, the Board of Zoning Appeals shall be petitioned when the final site plan is submitted.

With this petition, the property owner and contingent purchaser are only seeking to establish the proper zoning required for the proposed use. If approved, a detailed final site plan shall be submitted for Staff review and Plan Commission approval prior to construction. The final site plan shall address storm drainage, grading, utilities, landscaping, soil erosion control, and all other required improvements pertinent to the proposed development.

Since the property has a history of being used commercially and is located along near other commercial areas on Jefferson, at its intersection with Logan, and between Clay and Forest Streets, Planning Staff supports the request for rezoning. The C-6 Linear Office Commercial District was selected to be compatible with the existing adjacent land uses. Only the following uses are permitted: (1)Banks, savings and loans, credit unions, loan offices;(2)Bed and breakfasts;(3)Churches, synagogues and similar places of worship;(4)Clinics for humans;(5)Convents and rectories;(6)Medical or dental laboratories;(7)Mortuaries and funeral homes;(8)Offices; (9)Public libraries;(10)Single-unit dwellings;(11)Two-unit dwellings or duplex dwellings.

The Building, Fire, Electric, and Water Departments have reviewed and approved the rezoning request providing no additional comments.

The Engineering Department had no comments related to the rezoning petition but echoed the requirement of a site plan with comments that the drainage concept will need to be refined to not pose a concern with the alley.

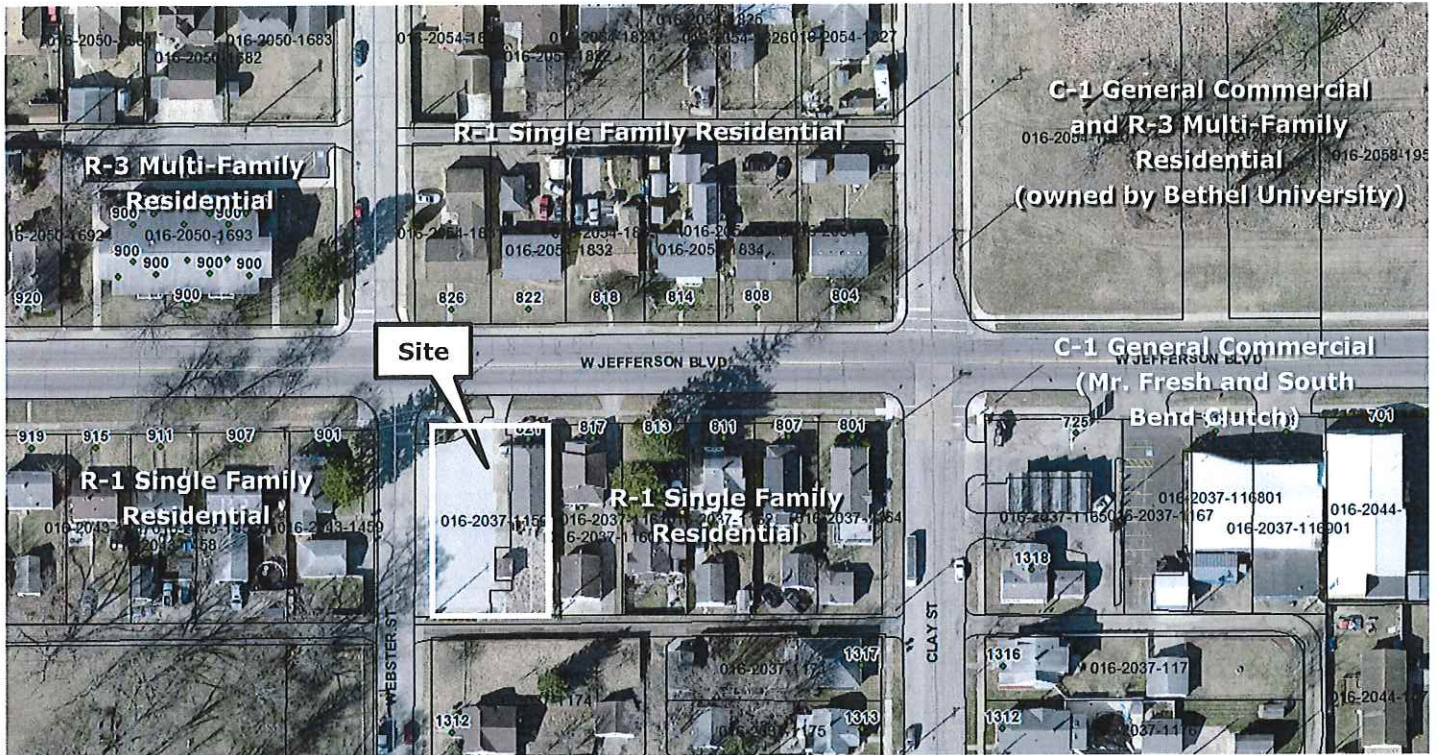
RECOMMENDATION

Staff recommends in **favor** of rezoning Petition 21-15 to rezone 0.23 acres (84' x 120') of property located at 821 W Jefferson Blvd from C-1 General Commercial and R-1 Single Family Residential to C-6 Linear Office Commercial to allow for the continuation of a commercial business at this location. This recommendation is based on the following findings of fact:

1. Existing Conditions – The subject property consists of a single family home that has been used as a business for the past 20 years, and is located on West Jefferson Blvd which includes other commercial uses, although single family homes are immediately adjacent.
2. Character of Buildings – The character of the buildings in the area are predominantly single family homes, but there is also a small multi-family building, and various commercial businesses between Jefferson and Forest Avenue including a convenience store, bar, and auto sales.
3. The most desirable/highest and best use – Because of the property's history of commercial use and current configuration, the most desirable use of the property is commercial.
4. Conservation of property values – The proposed rezoning should not be injurious to property values in the surrounding area. The C-6 Linear Office Commercial District was selected because the permitted uses are compatible with the existing adjacent uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided low density residential development within this property, however recognizes the areas of commercial to both the east and west. Therefore, the proposed zoning is not in conflict with the Comprehensive Plan.

ATTACHMENTS

Aerial Photograph, Photographs, Petition, Preliminary Site Plan, Location Map



A view from Jefferson



A view of the building and sign from Webster



A view of the parking lot, landscaping and alley from Webster

1st Reading 9-20-21

2nd Reading

Passed

Failed

Continued To:

PETITION 21-13

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2021-31

ORDINANCE NO. _____

Deborah S. Block, IAMC, MMC

SEP 16 2021

City Clerk
Mishawaka, IN

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 made no recommendation regarding 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:

A tract of land in the West One half (W1/2) of the Southwest One Quarter (SW1/4) of Section Four (4), Township Thirty Seven (37) North, Range Three (3) East, in St. Joseph County, State of Indiana, described as follows – Beginning at a stone set for the Northwest Corner of the Southwest One Quarter of Section 4, T37N, R3E, thence East Thirteen Hundred Eighteen (1318) feet along the North line of said quarter section, thence South Eight Hundred One and four tenths (801.4) feet; thence West Thirteen Hundred Eighteen (1318) feet to the West line of said section; thence North Thirty (30) feet; thence East Seven Hundred Seventy Seven and two tenths (777.2) feet; thence North Seven Hundred Forty Two and Three Tenth (742.3) feet; thence West Seven Hundred Seventy Seven and Two Tenths (777.2) feet; thence North Thirty (30) feet to the place of beginning.

COMMON ADDRESS: 806 Green Pine Court (Whispering Pines Apartments)

which real estate is now classified which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to remove the restriction as a senior-only complex to become market-rate, non-age restricted.

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

1. Existing Conditions – The property is currently developed as apartment buildings, with other multi-family complex in the area.
2. Character of Buildings in Area – There are other multi-family complexes in the area east of Hickory and north of McKinley.

Proposed Ordinance No: 2021-31

Ordinance No: _____

3. The Most Desirable/Highest and Best Use – Due to the property's location near other multi-family developments, and accessible to a nearby retail center (Town & Country), the similar proposed use will be compatible with the existing adjacent land uses.
4. Conservation of Property Values – The proposed zoning should not be injurious to property values in the surrounding area because the use is very similar and the physical site is not changing.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, identified this area for multi-family residential (apartment complexes and nursing facilities) as currently exists to the south and west.

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 _____, 2021, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2021, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2021, at _____ o'clock ____M.

David A. Wood, Mayor

STAFF REPORT

Location: Whispering Pines Apartments
806 Green Pine Ct. (office)

Date: September 14, 2021

Petition: 21- 13

Prepared By: CH

GENERAL INFORMATION

Applicant: MFD II, LLC

Status: Property Owner / Developer & Site Design Consultant

Request: Amend the Whispering Pines Planned Unit Development (PUD) to remove the age restriction.

Zoning Classification: S-2 Planned Unit Development (Permitted Uses include senior only apartment complex)

Lot Size: 9.75 acres

Applicable Regulations: Section 137-671 to 137-679 / S-2 Planned Unit Development District & Section 137-41 / Amendment to Zoning Ordinance & Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential
South: R-3 Multi-Family Residential (Pin Oak Apartments)
East: R-3 Multi-Family Residential (Jamestown Homes of Mishawaka)
West: S-1 Extensive Open Space and Public Use (City owned retention)

Thoroughfare: Hickory Road, accessed by W Corby

School District: Penn-Harris-Madison

Township: Penn

Public Utilities: All utilities are available and currently serve the site

Comprehensive Plan: Medium Density Residential (apartment complexes and nursing facilities)

ANALYSIS

The petitioner, MFD II, LLC is requesting to amend the Whispering Pines Planned Unit Development (PUD), approved in 2000, to remove the senior citizen only age restriction. The proposed use is permitted in the R-3 Multi-Family Residential District, thus the height, area, and developmental regulations for this district will be applicable to the property unless otherwise noted.

The Planned Unit Development is generally located east of Hickory Road, accessed via West Corby Blvd. This PUD bounded by Jamestown Townhomes on the west; single family homes to the north; a City owned retention area on the east; and Pin Oak Apartments to the south.

The current PUD regulations applicable to the property, which were approved first in 1998, (Petition 98-10/Ord. 4278) which expired, and again in 2000 (Petition 00-21/Ord. 4506), permit a 192 unit senior citizen only apartment complex. The property was developed in 2000 with twelve 16-unit apartment buildings and an office, with 199 parking spaces. The density is over 19 units per acre. Subsequently, an administrative site plan was approved in 2007 for maintenance building, clubhouse addition, and carports.

There is no site plan, as the existing improvements on the property will remain unchanged. Access to the site will be maintained as is by West Corby Blvd from Hickory Road. As of the date of this staff report, the complex is at 100% occupancy with a waiting list. For the past 20 years, as far as staff knows, there has been no issues in compatibility between this development and other nearby multi-family complexes to the west and south or single-family homes to the north. The density of the Whispering Pines development is higher than the two adjacent multi-family developments; Jamestown Homes, Pin Oak Manor and The Reserve at Pin Oak.

All pertinent City Departments have reviewed and approved the PUD amendment request.

RECOMMENDATION

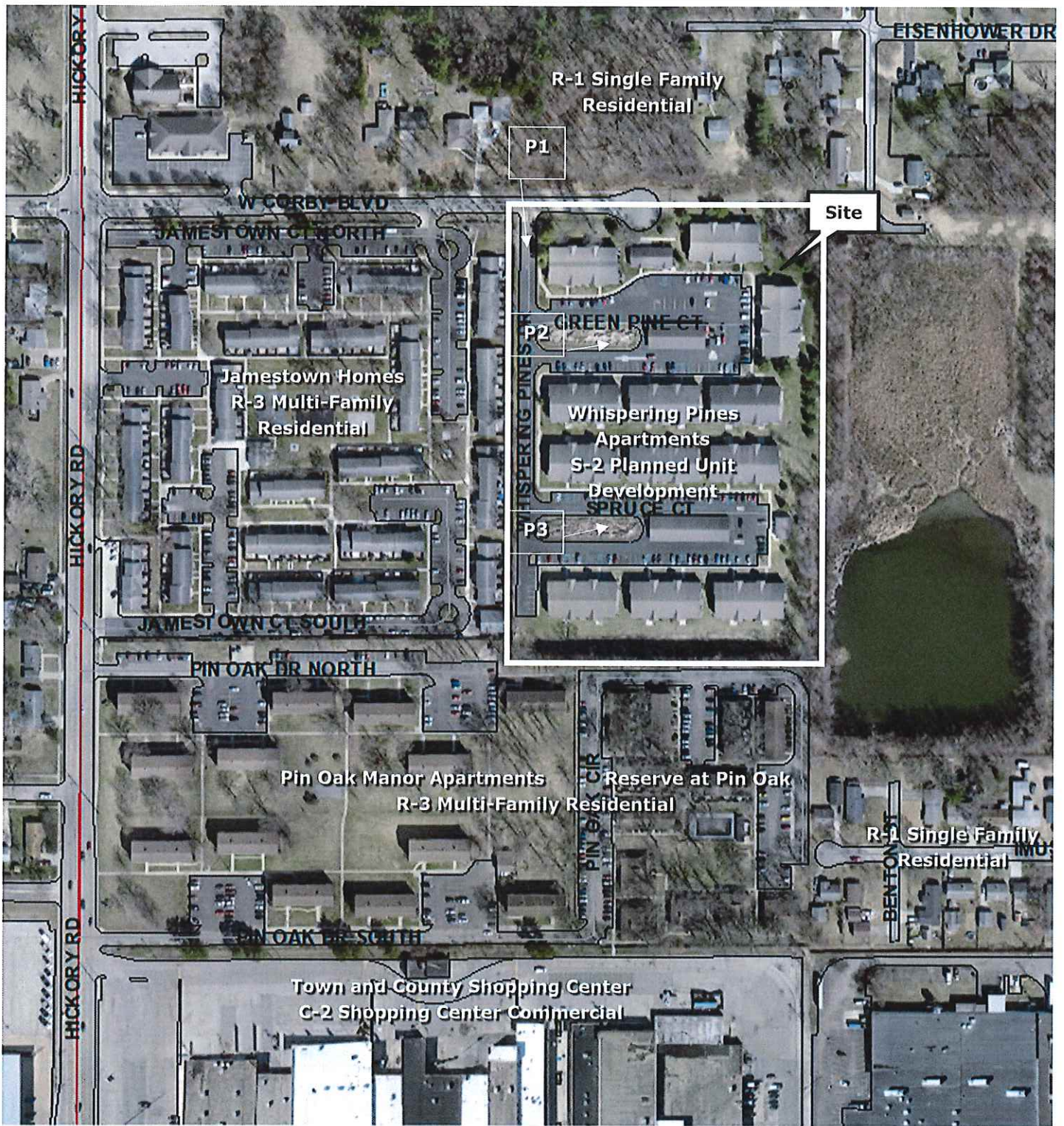
Staff recommends **approval** of Petition 21-13 to amend the Whispering Pines Planned Unit Development (PUD), approved in 2000, to remove the senior citizen only age restriction.

The recommendation is based on the following findings of fact:

1. Existing Conditions – The property is currently developed as apartment buildings, with other multi-family complex in the area.
2. Character of Buildings in Area – There are other multi-family complexes in the area east of Hickory and north of McKinley.
3. The Most Desirable/Highest and Best Use – Due to the property’s location near other multi-family developments, and accessible to a nearby retail center (Town & Country), the similar proposed use will be compatible with the existing adjacent land uses.
4. Conservation of Property Values – The proposed zoning should not be injurious to property values in the surrounding area because the use is very similar and the physical site is not changing.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, identified this area for multi-family residential (apartment complexes and nursing facilities) as currently exists to the south and west.

ATTACHMENTS

Aerial, Photographs, Petition, Location Map



Aerial Photograph



Entrance from Corby



Northern buildings on Green Pine Ct



Southern buildings on Spruce Ct

8-18-21

Deborah S. Block, IAMC, MMC

SEP 01 2021

City Clerk
Mishawaka, IN



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

RE: Petition For PUD Amendment

The undersigned MFD II, LLC (Miller Family Development, LLC) of record respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

See Attached – Property addresses include 712, 717, 722, 803, 806, 817 and 818 Green Pine Court, and 715, 720, 801, 804, 815, and 816 Spruce Court, Mishawaka, IN 46545

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of S-2 Planned Unit Development specifically for Senior Only Apt. Complex.

Petitioner desires said real estate to be amended to allow for Market Rate Apt. Complex.

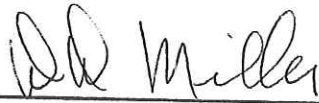
My name is Dennis Miller I am the operating member of Miller Family Development II, LLC. Our office is located at 806 Green Pine Ct. Mishawaka, In. We built, own and operate the S-2 PUD Senior Only, Whispering Pines Apt. Located east of Hickory Rd. at the end of the Corby St. cul-de-sac.

We have been operating as a market rents “Senior Only” property for tenants 55 years and older since 2002. The Fair Housing Act does allow for up to 20% of the occupants to be under age 55.

We are retiring and are under contract to sell. Buyer’s lender is requiring the “Senior Only” restriction be changed to Market Rate property.

Wherefore, the petitioner pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, and appropriate ordinance be enacted amending the PUD of the above described parcel of land located in the City of Mishawaka.

Thank you for your consideration.



Dennis D. Miller

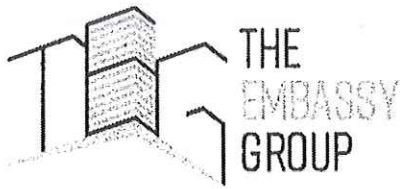
Gen. opr. Mgr.

806 Green Pine Ct.

Mish., IN. 46545

Ddm build@ATT.net

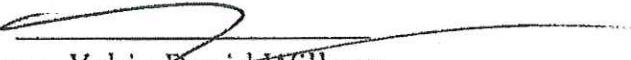
574-876-9945



August 12, 2021

The Embassy Group is currently under contract to purchase Whispering Pines Apartments in Mishawaka, IN. from Miller Family Development II LLC. The Embassy Group is a national investment group that prides itself on providing high-end housing for the community and its residents. We have been a landlord throughout many of the local Indiana markets for many years and are continuously looking to expand our footprint in this market. While working to purchase Whispering Pines we became aware that there was a Senior Only restriction tied to the property that even the current owner was unaware of. Due to the type of lending that we use to purchase properties, our lender is requiring the Senior Only status to be removed. We are requesting that this status be removed and changed to "Market Rate" so we can continue the purchase of this property. Our plan is to continue to run the community with professionalism and something that we are proud to own and operate. We thank you for your consideration and are hopeful that this will be approved so that we can add to our presence in Indiana.

TEG Acquisitions LLC

By: 
Name: Yshia David Willner
Title: Managing Member

LEGAL:

A tract of land in the West One half (W1/2) of the Southwest One Quarter (SW1/4) of Section Four (4), Township Thirty Seven (37) North, Range Three (3) East, in St. Joseph County, State of Indiana, described as follows - Beginning at a stone set for the Northwest Corner of the Southwest One Quarter of Section 4, T37N, R3E, thence East Thirteen Hundred Eighteen (1318) feet along the North Line of said quarter section, thence South Eight Hundred One and four tenths (801.4) feet; thence West Thirteen Hundred Eighteen (1318) feet to the West line of said section; thence North Thirty (30) feet; thence East Seven Hundred Seventy Seven and two tenths (777.2) feet; thence North Seven Hundred Forty Two and Three Tenth (742.3) feet; thence West Seven Hundred Seventy Seven and Two Tenths (777.2) feet; thence North Thirty (30) feet to the place of beginning.

N/A
ANNEX
FLAT
BASE
ECONOMY
WALL

Commonly known as 2730 Hickory Road, Mishawaka, Indiana 46545.

Handwritten signature

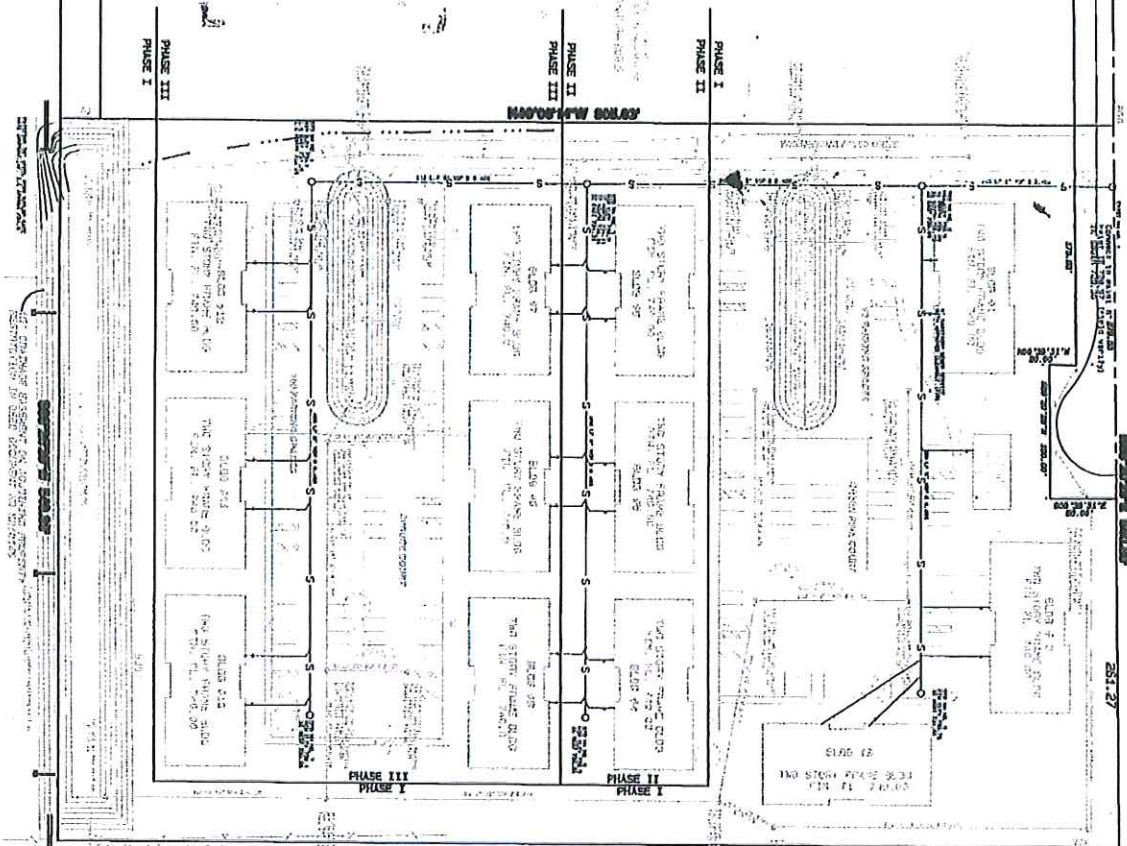
STANDARD SHALL BE APPLIED AS SHOWN ON
THIS PLAN. CANNOT BE USED FOR RECORDS
THE CITY OF INDIANAPOLIS.

- General Notes - Sanitary Sewers
1. All sanitary sewers shall be constructed in the City of Indianapolis.
 2. All sanitary sewers shall be constructed using vitrified clay pipe (VCP) or equivalent material.
 3. All sanitary sewers shall be constructed using 1500 lb. per sq. ft. (psi) minimum strength pipe.
 4. All sanitary sewers shall be constructed using 1500 lb. per sq. ft. (psi) minimum strength pipe.
 5. All sanitary sewers shall be constructed using 1500 lb. per sq. ft. (psi) minimum strength pipe.
 6. All sanitary sewers shall be constructed using 1500 lb. per sq. ft. (psi) minimum strength pipe.

MISSIAMAKA CITY
PLANNING COMMISSION

APPROVED 9/25/00

Handwritten signature



WASTEWATER PIPES

SANITARY SEWERS
PLAN

OF WORK AND PLAN
DATE: 9/25/00
DRAWN BY: J. E. VAN OSDOL
CHECKED BY: J. E. VAN OSDOL
APPROVED BY: J. E. VAN OSDOL

Larry E. VanOsdol & Associates
REGISTERED LAND SURVEYORS
INDIANAPOLIS, INDIANA

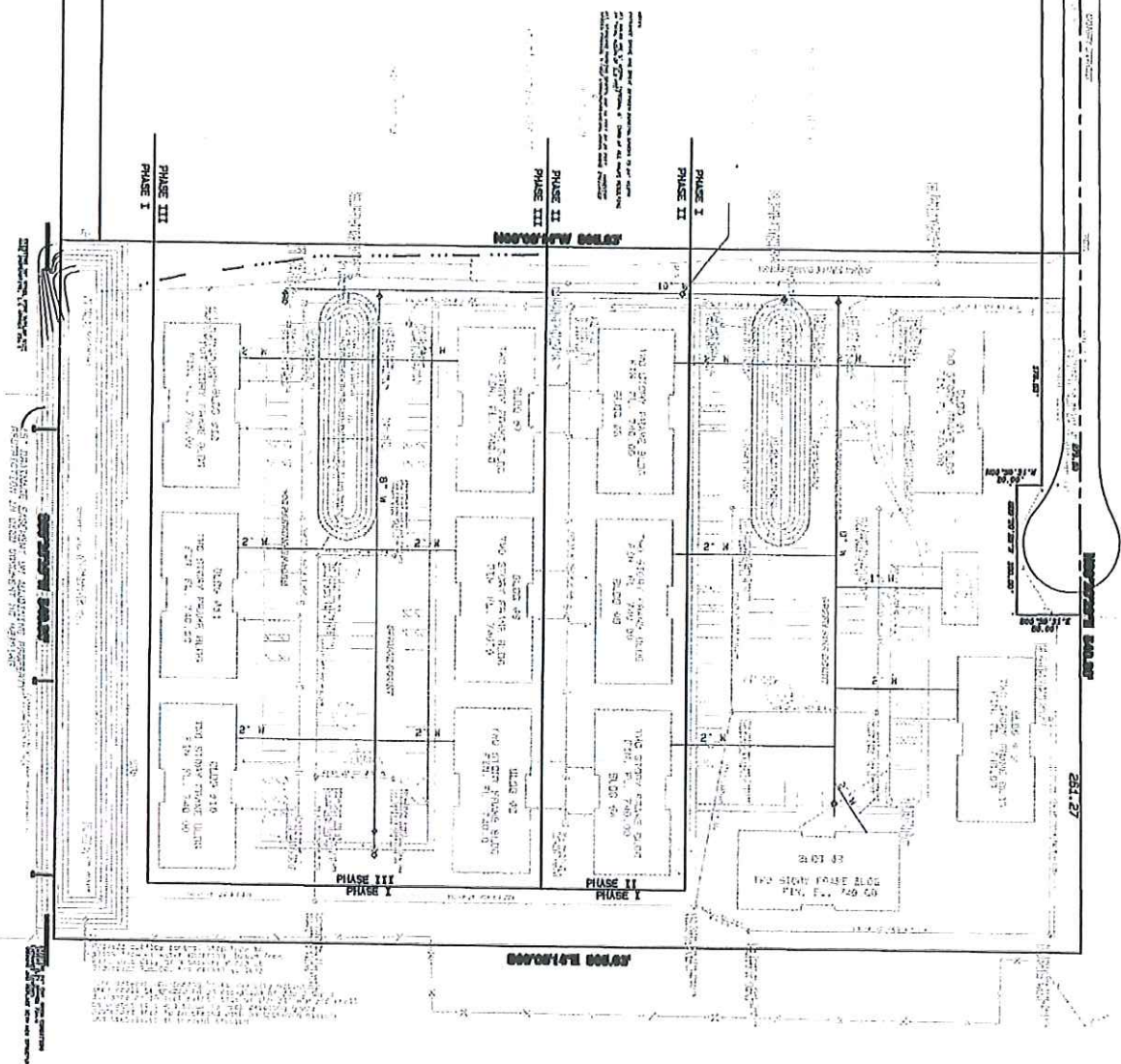
REGISTERED LAND SURVEYORS
INDIANAPOLIS, INDIANA

REGISTERED LAND SURVEYORS
INDIANAPOLIS, INDIANA

509°20'29"N 777.20'
777.20'

INVESTIGATION REPORT

261.27

**WHISPERING PINES**

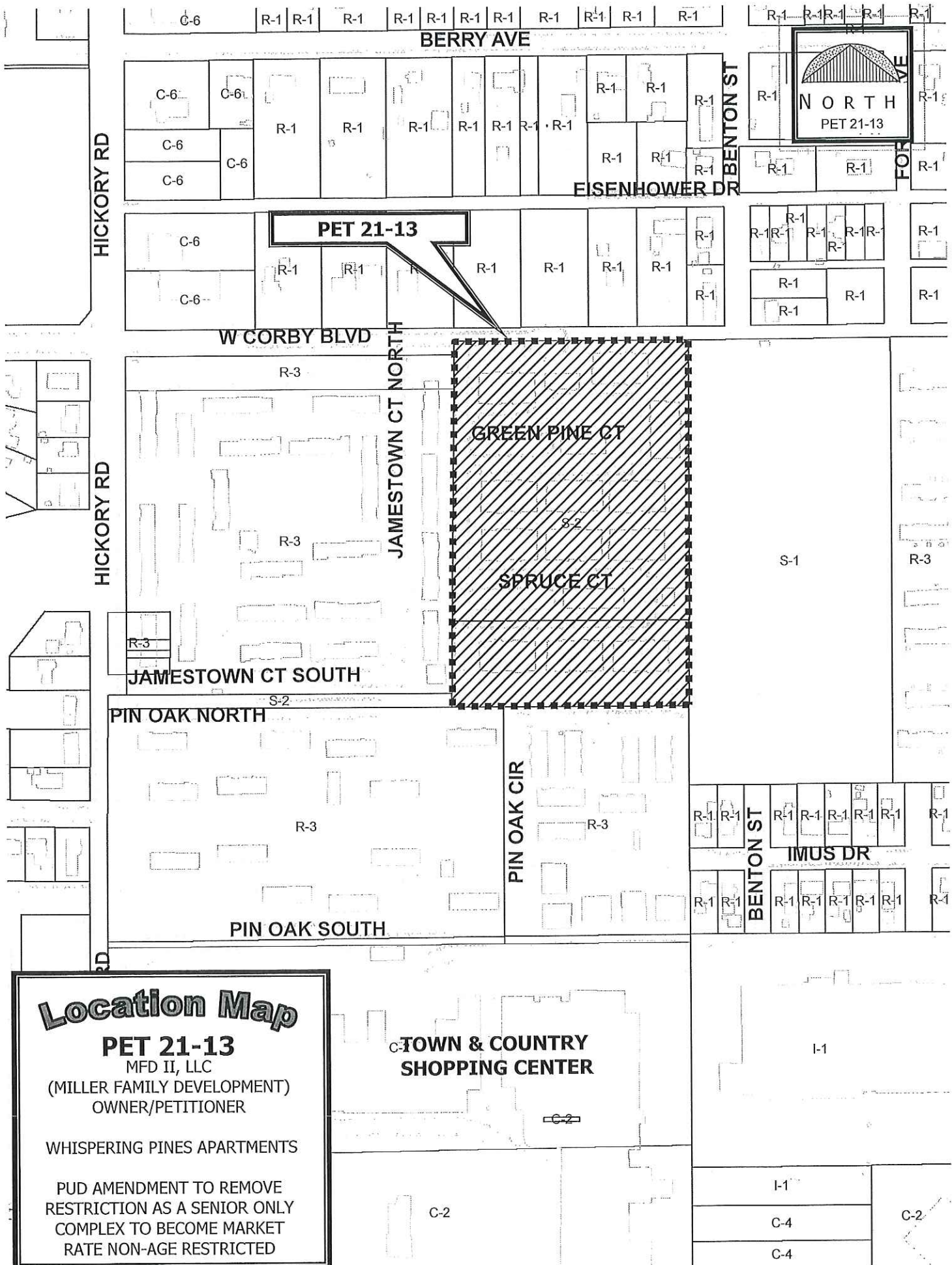
WATER PLAN AND FINAL ELEVATIONS

THE MANICRY	PAID CASH
DATE	MARCH 24 1966
CHECKING BY	LARRY E. BERTHOUD, JR.
CHECKED BY	LARRY E. BERTHOUD, JR.
APPROVED BY	

Larry E. VanOsdol & Associates
 General Counsel & Insurance Brokerage for the Insurance Industry
 10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90212
 Tel: 310.277.1100 Fax: 310.277.1101

Registered Land Surveyors
Boundary & Topographic Surveys
G.P.C. & British Control Surveys
Public & Commercial Building
Larry E. Vandorff, L.S.

[illegible]



1st Reading 9-20-21

2nd Reading

Passed

Failed

Continued To

PETITION 21-14

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2021-32

ORDINANCE NO. _____

Deborah S. Block, IAMC, MMC

SEP 16 2021

City Clerk
Mishawaka, IN

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

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

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

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

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

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC KINLEY AVENUE WHICH IS NORTH 89°35'02" EAST, A DISTANCE OF 20.93 FEET MORE OR LESS AND NORTH 00°14'42" WEST, A DISTANCE OF 40.00 FEET MORE OR LESS AND NORTH 89°35'02" EAST, A DISTANCE OF 749.94 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 91.44 FEET MORE OR LESS; THENCE NORTH 06°08'18" EAST, A DISTANCE OF 34.49 FEET MORE OR LESS; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 124.11 FEET MORE OR LESS; THENCE NORTH 89°35'02" EAST, A DISTANCE OF 282.44 FEET MORE OR LESS; THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 249.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID MC KINLEY AVENUE; THENCE SOUTH 89°35'02" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 286.45 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 1.62 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

COMMON ADDRESS: 422 West McKinley Avenue

which real estate is now classified as C-4 automobile Oriented Commercial District shall hereafter be within and a part of that District known as C-1 General Commercial 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. Existing Conditions – The subject property consists of an automobile sales business and is located along McKinley Avenue. This road is a highly travelled commercial corridor providing major east-west access through the City. Adjacent land uses include a multi-tenant commercial shopping center to the north; a restaurant with drive-thru to the west; a multi-tenant commercial building, electronic cigarette retailer, and insurance office to the south across W. McKinley Avenue; and an automatic car wash facility, current under construction, to the east.

Proposed Ordinance No: 2021-32

Ordinance No: _____

2. Character of Buildings – The character of the buildings in the area are predominantly single and multi-tenant commercial.
3. The most desirable/highest and best use – Because of the parcel's location and existing commercial development along McKinley Avenue, the most desirable use of the property is commercial.
4. Conservation of property values – The proposed rezoning should not be injurious to property values in the area. The proposed uses for multi-tenant commercial building and other permitted C-1 General Commercial uses are compatible with the adjacent existing uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. The proposal is consistent with the Comprehensive 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 _____, 2021, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2021, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2021, at _____ o'clock ____M.

David A. Wood, Mayor

STAFF REPORT

Location: 422 W. McKinley Avenue – Approximately 220' West of Grape Road Date: Sept. 14, 2021
Existing RiteWay Auto Sales

Petition: 21- 14

Prepared By: DJS

GENERAL INFORMATION

Applicant: GLC-Map McKinley Trust LLC / Alrig USA / Danch, Harner & Associates, Inc.

Status: Property Owner / Contingent Developer / Agent & Consulting Engineer

Request: To rezone from C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District to C-1 General Commercial District to allow for the construction of a three tenant commercial building including a restaurant with drive-thru facilities, a retail store, and a dine-in restaurant

Zoning Classification: C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District

Lot Size: 1.62 acres being a part of an approximate 11.6 acre parent parcel – (Area to be rezoned is not currently a separate parcel or subdivided lot)

Applicable Regulations: Section 137-300 thru 137-303 / C-1 General Commercial District & Section 137-41 / Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: C-2 Shopping Center Commercial (Multi-Tenant Commercial Shopping Center / Vacant (Former K-Mart), Big Lots & Planet Fitness)

South: C-1 General Commercial (Multi-Tenant Commercial Building / Armed Forces Career Center & Olive Health Center, Electronic Cigarette Retailer / Ecig-Works, and Insurance Office / State Farm)

East: C-4 Automobile Oriented Commercial (Automatic Car Wash Facility / John's Auto Spa – Under construction)

West: C-7 Automobile Oriented Restaurant Commercial (Restaurant with Drive-Thru / Burger King)

Thoroughfare: W. McKinley Avenue

School District: School City of Mishawaka

Township: Penn

Public Utilities: All utilities are available and will be connected to/throughout the site at the expense of the developer

Comprehensive Plan: General Commercial (Downtown Retail Sales & Shopping Centers)

ANALYSIS

The Petitioners, GLC-Map McKinley Trust LLC and Alrig USA, are requesting to rezone property located north of W. McKinley Avenue approximately 220' west of Grape Road from C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District to C-1 General Commercial District to allow for the construction of a three tenant commercial building. Occupants are yet to be identified, but are to include a restaurant with drive-thru facilities, a retail store, and a dine-in restaurant.

The 1.62 acre area is part of an approximate 11.6 acre parent parcel (Tax Parcel 016-2058-1939.12) developed as a multi-tenant commercial center and recently rebranded as McKinley Commons. The rezoning limits do not follow any existing parcel boundary. If the property is proposed to be separately owned, a subdivision plat is required to establish a legal lot of record. Adjacent land uses include Big Lots, Planet Fitness, and a vacant commercial space to the north; Burger King to the west; a multi-tenant commercial building, Ecig-Works, and State Farm Insurance office to the south; and John's Auto Spa currently under construction to the east.

The C-1 General Commercial District only allows for a maximum of two (2) separate tenants/uses on the property. In order to allow for a single three tenant building as proposed, the property would need to be rezoned to the C-2 Shopping Center Commercial District. However, the drive-thru restaurant use would not be allowed under the C-2 zoning classification and would need a zoning classification of C-7 Automobile Oriented Restaurant Commercial. While the C-7 zoning district would permit all of the proposed uses, this district would allow freestanding off-premise signs (i.e. billboards) which would be undesirable at this property. For these reasons, Staff recommended that the property be rezoned to the C-1 General Commercial and a use variance submitted to allow a three tenant building with one restaurant with drive-thru. The use variance (AP 21-32) will be considered by the Board of Appeals prior to the Plan Commission meeting.

Existing improvements within the area to be rezoned include an 8,600 sq. ft. one-story building, parking lot, and common access drives to the west, north and east. The building is currently occupied by RiteWay Auto Sales and was formerly Big O Tires, a tire sales and auto service business. With the proposed redevelopment of the property, all improvements will be razed with modifications to the current points of access into the site from the adjacent drives.

Per the preliminary site plan, the contingent developer is proposing to construct a one-story 9,289 sq. ft. three tenant commercial building, an eighty-nine (89) space parking lot, and other required infrastructure (utilities, a stormwater collection system, landscape, etc.).

Access to the site will be provided from W. McKinley Avenue via existing common drives to the west and east. Both drives permit unrestricted turning movements to and from W. McKinley Avenue. Access will also be provided from Grape Road via a common access drive to the north. Cross access (ingress/egress) easements to include the adjacent drives shall be dedicated on a future subdivision plat or a reciprocal easement agreement recorded if not currently in place. No new access points are proposed onto the public right-of-way. In order to prevent traffic from potentially backing up onto W. McKinley Avenue, the Engineering Department requested that the access point from the adjacent drive to the west be located as far north as possible and no access be provided to the adjacent drive to the east.

The landscaping, conceptually shown, shall comply with the commercial landscaping requirements.

The preliminary site plan shows the intent to comply with the required height, area and developmental regulations for the C-1 General Commercial District. If a variances from these regulations are required, the Board of Zoning Appeals shall be petitioned when the final site plan is submitted.

With this petition, the Applicant and contingent purchaser are only seeking to establish the proper zoning required for the proposed use. If approved, a detailed final site plan shall be submitted for Staff review and Plan Commission approval prior to construction. The final site plan shall address storm drainage, grading, utilities, landscaping, soil erosion control, and all other required improvements pertinent to the proposed development.

Since the property is currently zoned for general commercial and automobile oriented uses and located along the McKinley Avenue commercial corridor, the Staff supports the request for rezoning. The proposed three tenant commercial building is not out of character and is compatible with the existing adjacent land uses. Furthermore, the proposed use is consistent with the recommended use per the comprehensive plan.

The Building, Fire, Electric, and Water Departments have reviewed and approved the rezoning request providing no additional comments.

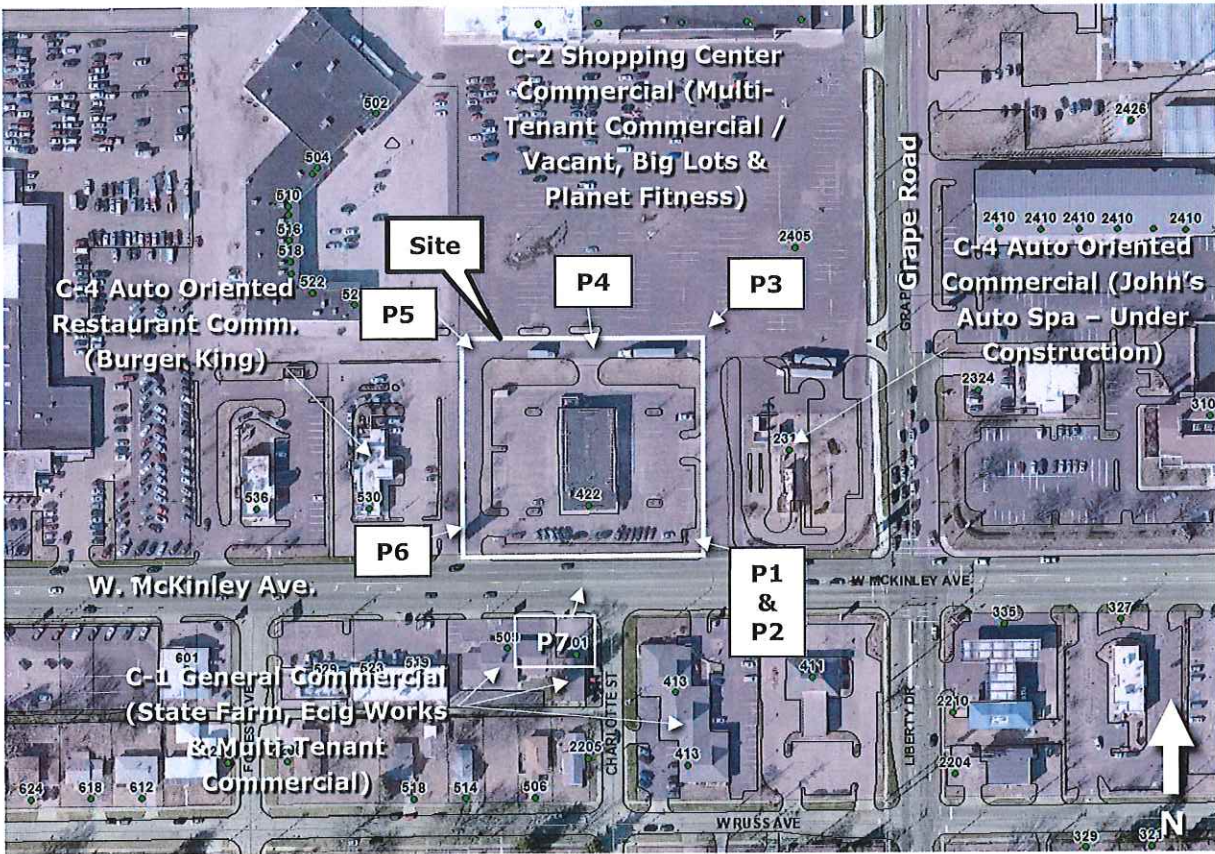
RECOMMENDATION

Staff recommends in **favor** of rezoning Petition 21-14 to rezone a 1.62 acre area located at 422 W. McKinley Avenue from C-4 Automobile Oriented Commercial District and C-2 Shopping Center Commercial District to C-1 General Commercial District to allow for the construction of a three tenant commercial building including a restaurant with drive-thru facilities, a retail store, and a dine-in restaurant. This recommendation is based on the following findings of fact:

1. Existing Conditions – The subject property consists of an automobile sales business and is located along McKinley Avenue. This road is a highly travelled commercial corridor providing major east-west access through the City. Adjacent land uses include a multi-tenant commercial shopping center to the north; a restaurant with drive-thru to the west; a multi-tenant commercial building, electronic cigarette retailer, and insurance office to the south across W. McKinley Avenue; and an automatic car wash facility, current under construction, to the east.
2. Character of Buildings – The character of the buildings in the area are predominantly single and multi-tenant commercial.
3. The most desirable/highest and best use – Because of the parcel's location and existing commercial development along McKinley Avenue, the most desirable use of the property is commercial.
4. Conservation of property values – The proposed rezoning should not be injurious to property values in the area. The proposed uses for multi-tenant commercial building and other permitted C-1 General Commercial uses are compatible with the adjacent existing uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. The proposal is consistent with the Comprehensive Plan.

ATTACHMENTS

Aerial Photograph, Site Photographs, Petition, Location Map, Preliminary Site Plan



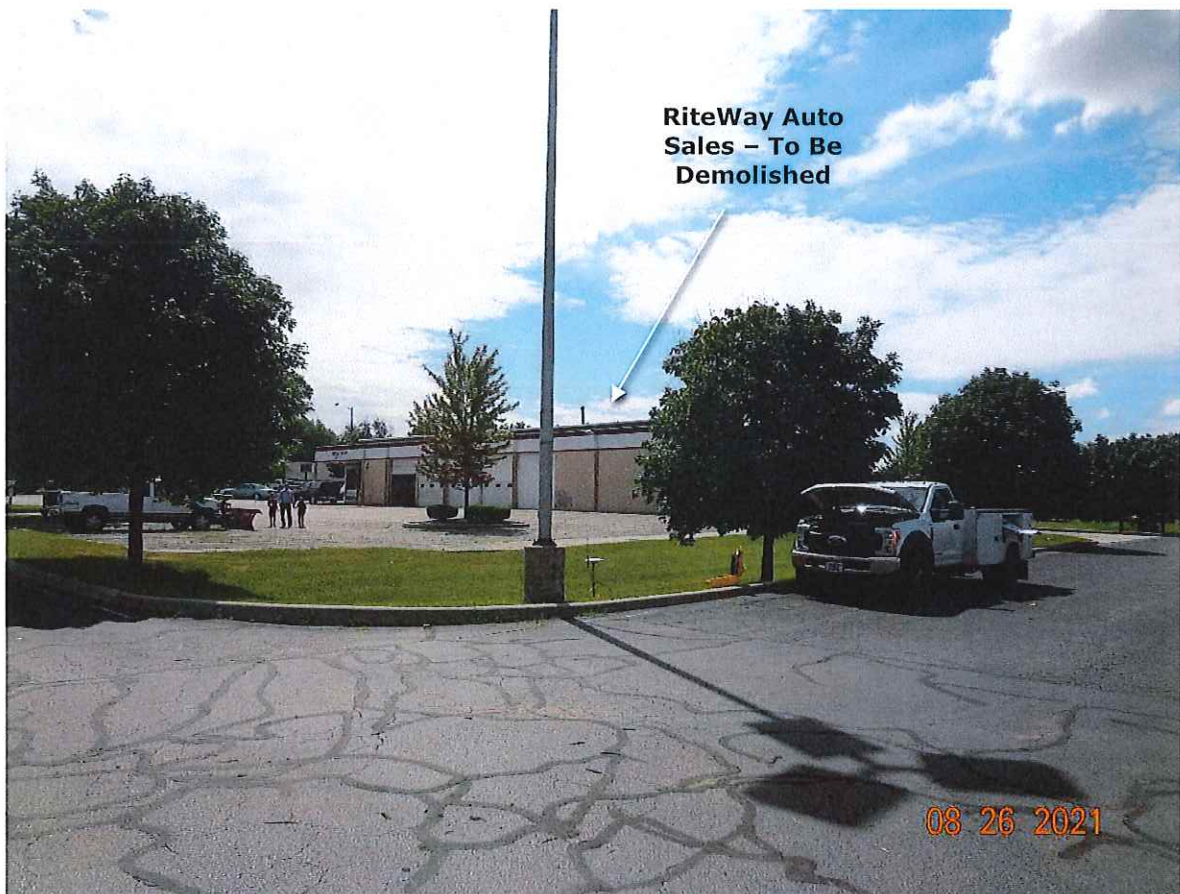
Aerial Photograph
Existing RiteWay Auto Sales – Proposed for Redevelopment
422 W. McKinley Avenue



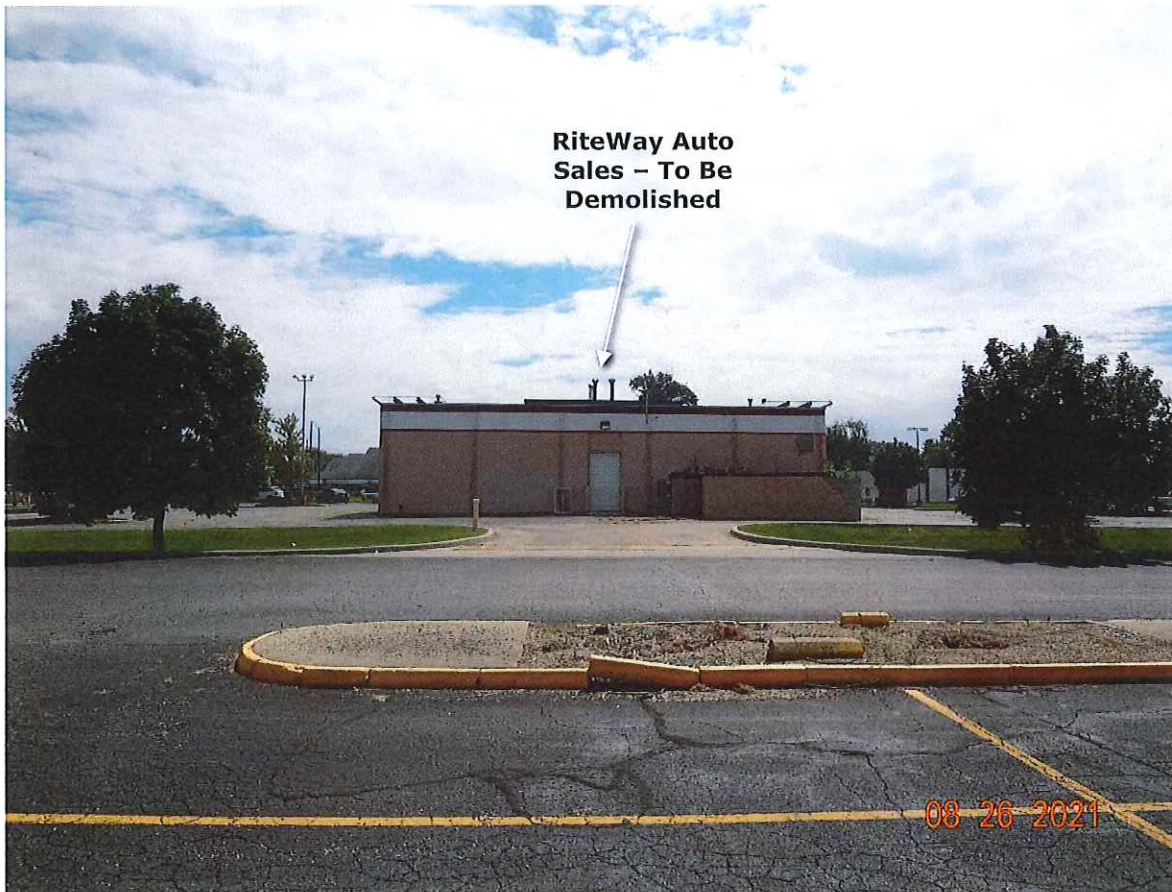
P1. Looking westerly from the existing access drive to the east toward the property to be rezoned.



P2. Looking northerly from the existing access drive to the east toward the east part property to be rezoned.



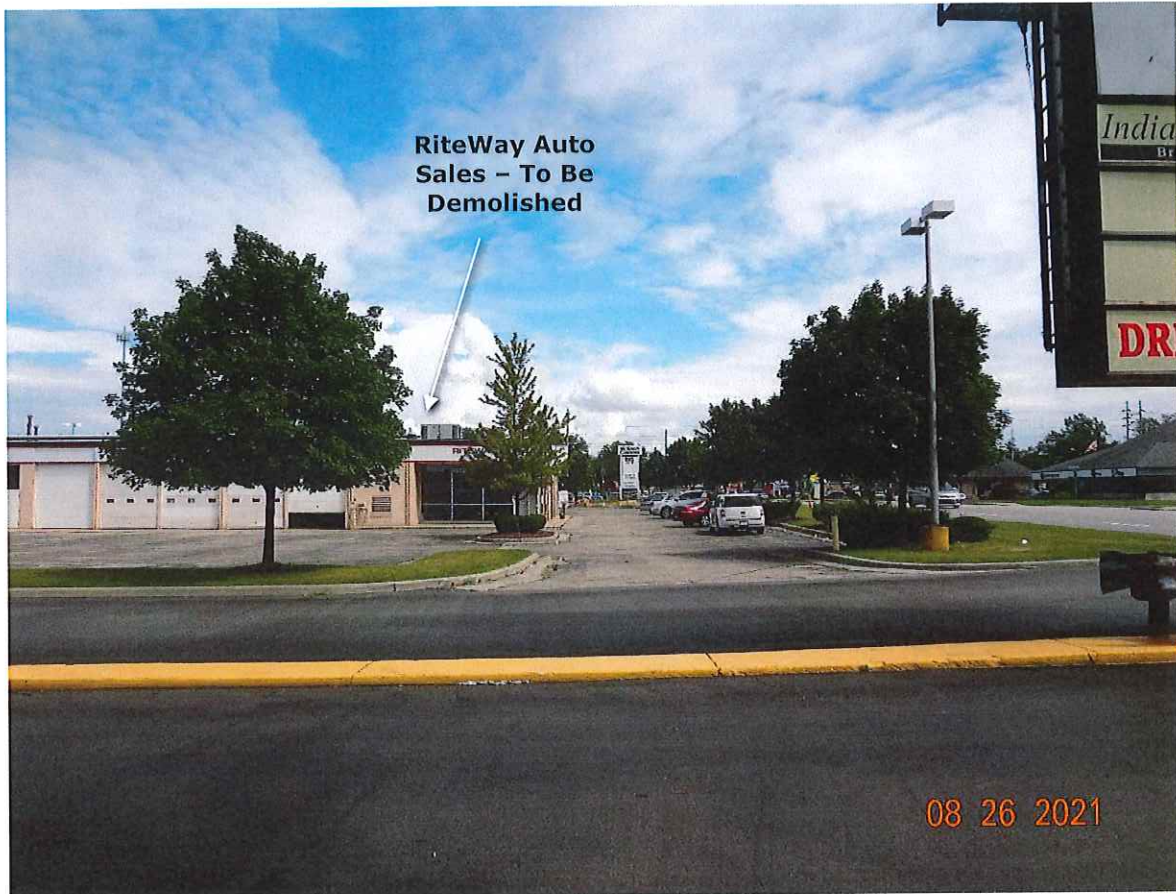
P3. Looking southwesterly from the adjacent access drives toward the property to be rezoned.



P4. Looking southerly from the existing access drive toward the property to be rezoned.



P5. Looking southeasterly from the northern and western access drives toward the property to be rezoned.



P6. Looking easterly from the existing access drive to the west toward the property to be rezoned.



P7. Looking northerly from south of W. McKinley Avenue toward the property to be rezoned.

Deborah S. Block, IAMC, MMC

SEP 01 2021

City Clerk
Mishawaka, IN



DATE: August 20, 2021

TO THE: HONORABLE MEMBERS OF THE COMMON COUNCIL
CITY OF MISHAWAKA, INDIANA

RE: PETITION FOR REZONING FOR: GLC-MAP MC KINLEY TRUST
PETITION ADDRESS: 422 WEST MC KINLEY AVENUE,
MISHAWAKA, INDIANA 46545

THE UNDERSIGNED, GLC-MAP MC KINLEY TRUST, RESPECTFULLY SHOW THAT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE UNINCORPORATED PORTION OF ST. JOSEPH COUNTY, INDIANA:

PARCEL: REZONING LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC KINLEY AVENUE WHICH IS NORTH 89°35'02" EAST, A DISTANCE OF 20.93 FEET MORE OR LESS AND NORTH 00°14'42" WEST, A DISTANCE OF 40.00 FEET MORE OR LESS AND NORTH 89°35'02" EAST, A DISTANCE OF 749.94 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 91.44 FEET MORE OR LESS; THENCE NORTH 06°08'18" EAST, A DISTANCE OF 34.49 FEET MORE OR LESS; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 124.11 FEET MORE OR LESS; THENCE NORTH 89°35'02" EAST, A DISTANCE OF 282.44 FEET MORE OR LESS; THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 249.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID MC KINLEY AVENUE; THENCE SOUTH 89°35'02" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 286.45 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 1.62 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

PROPERTY ADDRESS: 422 WEST MC KINLEY AVENUE, MISHAWAKA, INDIANA 46545.

THE ABOVE-DESCRIBED PARCEL OF LAND IS PRESENTLY ZONED: "C-2" SHOPPING CENTER COMMERCIAL, "C-4" AUTO-ORIENTED COMMERCIAL AND C-7" AUTO-ORIENTED RESTAURANT COMMERCIAL DISTRICTS UNDER THE ZONING ORDINANCE OF THE CITY OF MISHAWAKA. PETITIONERS DESIRE TO REZONE THE ABOVE-DESCRIBED DESCRIBED ABOVE TO THE "C-1" COMMERCIAL DISTRICT CLASSIFICATION. THE PURPOSE FOR THE REZONING IS TO ALLOW FOR A REDVELOPMENT OF THE PROPERTY TO BUILD A NEW STRUCTURE THAT WILL CONTAIN THREE TENANTS, INCLUDING A RESTAURANT WITH A DRIVE-THRU FACILITY, A RETAIL STORE AND A SIT-DOWN RESTAURANT IN A SINGLE BUILDING.

WHEREFORE, THE PETITIONERS PRAY AND RESPECTFULLY REQUEST THAT THE COMMON COUNCIL OF THE CITY OF MISHAWAKA REFER THIS MATTER TO THE MISHAWAKA CITY PLAN COMMISSION AND THAT AFTER HEARING, AN APPROPRIATE ORDINANCE BE ENACTED REZONING THE ABOVE-DESCRIBED PARCEL OF REAL ESTATE LOCATED IN THE CITY OF MISHAWAKA.



FOR: GLC-MAP MC KINLEY TRUST
TRUSTEE JOHN SILVERMAN
420-424 MC KINLEY AVENUE
MISHAWAKA, INDIANA 46545

PH. NO. 1-513-792-5000

CONTACT PERSON:

MICHAEL DANCH
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, INDIANA 46628
(574) 234-4003.
MDANCH@DANCHHARNER.COM

Mishawaka City Plan Commission and
The Mishawaka Common Council
600 East Third Street
Mishawaka, Indiana 46544

August 20, 2021

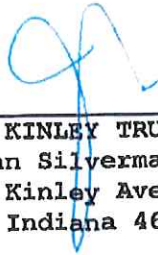
RE: Rezoning request for
GLC-MAP MC KINLEY TRUST:

Dear Board Members,

This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Plan Commission meeting(s) and the Mishawaka Common Council meeting(s) at which our Rezoning request will be heard for our property located at 422 West Mc Kinley Avenue, Mishawaka, Indiana.

If you have any questions concerning this matter, please feel free to give me a call at 513-792-5000.

Sincerely,



For GLC-MAP MC KINLEY TRUST
Trustee John Silverman
420-424 Mc Kinley Avenue
Mishawaka, Indiana 46545

File No. 210211 "C" Md.

REZONING LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC KINLEY AVENUE WHICH IS NORTH 89°35'02" EAST, A DISTANCE OF 20.93 FEET MORE OR LESS AND NORTH 00°14'42" WEST, A DISTANCE OF 40.00 FEET MORE OR LESS AND NORTH 89°35'02" EAST, A DISTANCE OF 749.94 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 91.44 FEET MORE OR LESS; THENCE NORTH 06°08'18" EAST, A DISTANCE OF 34.49 FEET MORE OR LESS; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 124.11 FEET MORE OR LESS; THENCE NORTH 89°35'02" EAST, A DISTANCE OF 282.44 FEET MORE OR LESS; THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 249.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID MC KINLEY AVENUE; THENCE SOUTH 89°35'02" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 286.45 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 1.62 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

Also commonly known as 422 West mc Kinley Avenue, Mishawaka, Indiana 46545.

SEP 16 2021

City Clerk
Mishawaka, IN

1st Reading 9-20-21

PETITION 21-15

2nd Reading

Passed

CITY OF MISHAWAKA, INDIANA

Failed

PROPOSED ORDINANCE NO. 2021-33

Continued To

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:

Lot 76 and 77 as shown on the recorded plat Broadway Heights Addition in the office of the Recorder of St. Joseph County, Indiana, in Plat Book 1, Page 147

COMMON ADDRESS: 821 West Jefferson Boulevard

which real estate is now classified as R-1 Single Family Residential and C-1 General Commercial District shall hereafter be within and a part of that District known as C-6 Linear Office Commercial 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. Existing Conditions – The subject property consists of a single-family home that has been used as a business for the past 20 years, and is located on West Jefferson Blvd which includes other commercial uses, although single family homes are immediately adjacent.
2. Character of Buildings – The character of the buildings in the area are predominantly single-family homes, but there is also a small multi-family building, and various commercial businesses between Jefferson and Forest Avenue including a convenience store, bar, and auto sales.
3. The most desirable/highest and best use – Because of the property's history of commercial use and current configuration, the most desirable use of the property is commercial.

Proposed Ordinance No: 2021-33

Ordinance No: _____

4. Conservation of property values – The proposed rezoning should not be injurious to property values in the surrounding area. The C-6 Linear Office Commercial District was selected because the permitted uses are compatible with the existing adjacent uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided low density residential development within this property, however recognizes the areas of commercial to both the east and west. Therefore, the proposed zoning is not in conflict with the Comprehensive 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 _____, 2021, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2021, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2021, at _____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Location: 821 W Jefferson Blvd.
(southeast corner of Jefferson Blvd. and Webster Street)

Date: September 14, 2021

Petition: 21- 15

Prepared By: CH

GENERAL INFORMATION

Applicant: Stephen J & Joellen Miller / Lang Feeney & Associates

Status: Property Owner / Surveyor & Site Design Consultant

Request: To rezone from C-1 General Commercial District and R-1 Single Family Residential to C-6 Linear Office Commercial

Zoning Classification: C-6 Linear Office Commercial

Lot Size: 0.23 acres (84' x 120')

Applicable Regulations: Section 137-426 thru 137-428 / C-6 Linear Office Commercial District & Section 137-41 / Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential
South: R-1 Single Family Residential
East: R-1 Single Family Residential
West: R-1 Single Family Residential

Thoroughfare: West Jefferson Blvd. & Webster Street

School District: School City of Mishawaka

Township: Penn

Public Utilities: All utilities currently serve the property.

Comprehensive Plan: Low Density Residential (single family houses)

ANALYSIS

The Petitioner, Stephen J & Joellen Miller, are requesting to rezone approximately 0.23 acres (84' x 120') of property located at 821 W Jefferson Blvd from C-1 General Commercial and R-1 Single Family Residential to C-6 Linear Office Commercial to allow for the continuation of a commercial business at this location. The house is currently zoned R-1 Single Family Residential. The parking lot to the west is zoned C-1 General Commercial.

A petition to rezone both lots to C-5 Neighborhood Commercial was filed in 1999, but was withdrawn before a final vote by the Common Council. The Staff recommendation required the Petitioner is to submit a site plan to the Planning Department for review and approval that will include improvements to the parking lot regarding paving, stormwater retention and landscaping in accordance with current ordinances and engineering standards governing commercial lots.

The property to be rezoned includes the former Miller Guitar Academy in a house, and adjacent gravel parking lot. Per the preliminary site plan submitted with the rezoning petition, the contingent developer is proposing to keep the existing building, paving 7 parking spaces and provide a retention basin at the south end of the lot. Access will be maintained from Jefferson Blvd.

The preliminary site plan shows the intent to comply with the required height, area, and developmental regulations for the C-6 Linear Office Commercial District. If additional variances are required for landscaping/screening or any other developmental regulations, the Board of Zoning Appeals shall be petitioned when the final site plan is submitted.

With this petition, the property owner and contingent purchaser are only seeking to establish the proper zoning required for the proposed use. If approved, a detailed final site plan shall be submitted for Staff review and Plan Commission approval prior to construction. The final site plan shall address storm drainage, grading, utilities, landscaping, soil erosion control, and all other required improvements pertinent to the proposed development.

Since the property has a history of being used commercially and is located along near other commercial areas on Jefferson, at its intersection with Logan, and between Clay and Forest Streets, Planning Staff supports the request for rezoning. The C-6 Linear Office Commercial District was selected to be compatible with the existing adjacent land uses. Only the following uses are permitted: (1) Banks, savings and loans, credit unions, loan offices; (2) Bed and breakfasts; (3) Churches, synagogues and similar places of worship; (4) Clinics for humans; (5) Convents and rectories; (6) Medical or dental laboratories; (7) Mortuaries and funeral homes; (8) Offices; (9) Public libraries; (10) Single-unit dwellings; (11) Two-unit dwellings or duplex dwellings.

The Building, Fire, Electric, and Water Departments have reviewed and approved the rezoning request providing no additional comments.

The Engineering Department had no comments related to the rezoning petition but echoed the requirement of a site plan with comments that the drainage concept will need to be refined to not pose a concern with the alley.

RECOMMENDATION

Staff recommends in **favor** of rezoning Petition 21-15 to rezone 0.23 acres (84' x 120') of property located at 821 W Jefferson Blvd from C-1 General Commercial and R-1 Single Family Residential to C-6 Linear Office Commercial to allow for the continuation of a commercial business at this location. This recommendation is based on the following findings of fact:

1. Existing Conditions – The subject property consists of a single family home that has been used as a business for the past 20 years, and is located on West Jefferson Blvd which includes other commercial uses, although single family homes are immediately adjacent.
2. Character of Buildings – The character of the buildings in the area are predominantly single family homes, but there is also a small multi-family building, and various commercial businesses between Jefferson and Forest Avenue including a convenience store, bar, and auto sales.
3. The most desirable/highest and best use – Because of the property's history of commercial use and current configuration, the most desirable use of the property is commercial.
4. Conservation of property values – The proposed rezoning should not be injurious to property values in the surrounding area. The C-6 Linear Office Commercial District was selected because the permitted uses are compatible with the existing adjacent uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided low density residential development within this property, however recognizes the areas of commercial to both the east and west. Therefore, the proposed zoning is not in conflict with the Comprehensive Plan.

ATTACHMENTS

Aerial Photograph, Photographs, Petition, Preliminary Site Plan, Location Map



A view from Jefferson



A view of the building and sign from Webster



A view of the parking lot, landscaping and alley from Webster

DATE: August 24, 2021

Deborah S. Block, IAMC, MMC

SEP 01 2021

City Clerk
Mishawaka, IN



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, Stephen J. Miller and Joellen Miller, respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

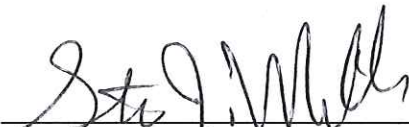
Lot 76 and Lot 77 as shown on the recorded plat Broadway Heights Addition in the office of the recorder of St. Joseph County, Indiana in Plat Book 11, Page 147.

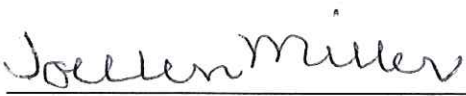
Commonly known as: 821 West Jefferson Boulevard

Petitioners own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1 Commercial and R-1 Single Family District. Said property is a parking lot and guitar lesson studio.

Petitioner's desires said real estate to be rezoned to C-6 Commercial District. Petitioner's further state that they intend to utilize said land for small office use while having minimal impact on surrounding residential areas.

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


Stephen J. Miller


Joellen Miller

CONTACT PERSON:

LANG FEENEY & ASSOCIATES, INC.
TERRY LANG
715 S. MICHIGAN STREET
SOUTH BEND, INDIANA 46601
574-233-1841
TERRY@LANGFEENEY.COM

PRELIMINARY SITE PLAN

BROADWAY HEIGHTS
LOTS 76 & 77

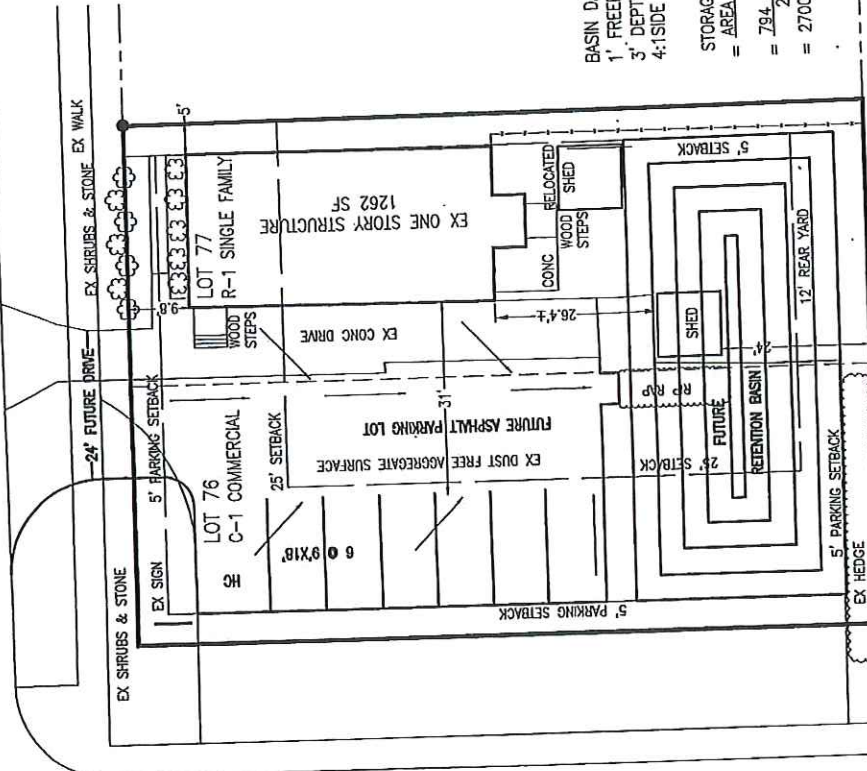
FOR

821 W. JEFFERSON BLVD
MISHAWAKA, IN 46545

FOR REZONING PURPOSES ONLY

JEFFERSON BOULEVARD 40' HALF R/W

PAVEMENT



TABULATED DATA

	SF	ACREAGE	%
BUILDING	1262	0.03	13.04
ASPH/CONC	3523	0.08	34.78
OPEN AREA	5295.35	0.12	52.18
TOTAL	10080	0.23	100.00

DRAINAGE CALCULATIONS

$$C_{TOTAL} = C_{BUILD} + C_{ASPH} + C_{OPEN}$$

$$= 0.03 (0.96) + 0.08 (0.92) + 0.12 (0.07)$$

$$= 0.23 + 0.23 + 0.037$$

$$= 0.497$$

$$Q = CIA$$

$$= 0.482 (0.233) (2.65)$$

$$= 0.282 CFS$$

STORAGE REQUIRED

$$= 0.062 (24) (3600)$$

$$= 22,464 CU FT (1.06)$$

$$= 2381.2 CU FT REQUIRED$$

2700 CF PROVIDED

BASIN DATA
1' FREEBOARD
3' DEPTH
4:1 SIDE SLOPES

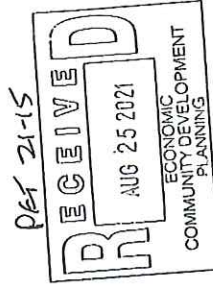
STORAGE PROVIDED

$$= \frac{AREA TOP + AREA BOTTOM}{2} (DEPTH)$$

$$= \frac{794 + 84}{2} (3')$$

$$= 2700 CF PROVIDED$$

WEBSTER STREET (R/W VARIES)



Lang, Feeney & Associates, Inc.
715 S. Michigan Street
South Bend, Indiana 46601
Phone (317) 233-1841



Land Surveyors	Soil Scientists
Scale 1" = 20'	Drawn W/MS
Date 8-24-21	Job Name Miller, Steve Reane
Rev.	Job No.
Rev.	Rev.

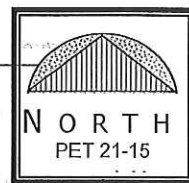


R-1 R-1 R-1 R-1 R-1

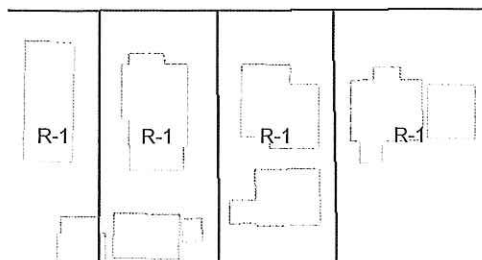
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R-3

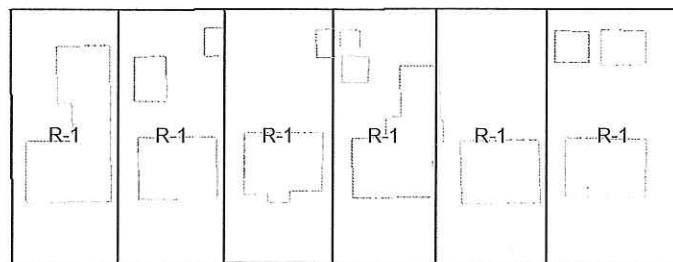
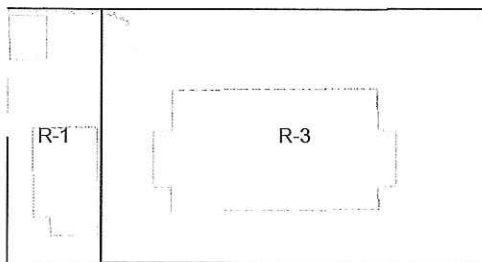
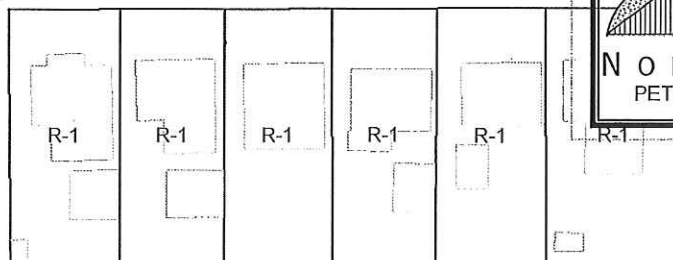
W BORLEY AVE



R-3



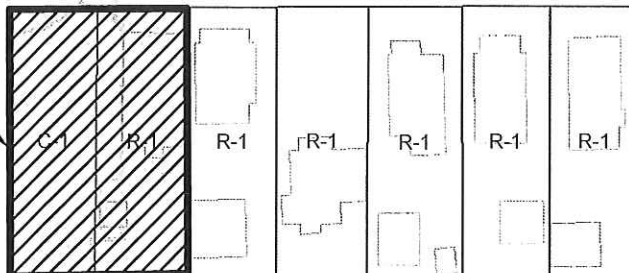
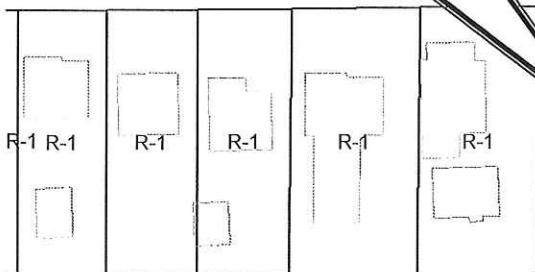
WEBSTER ST



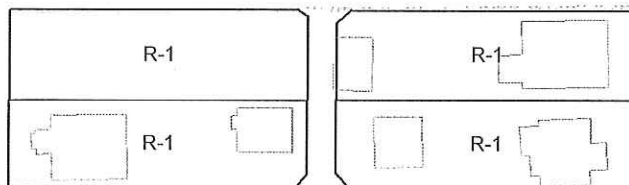
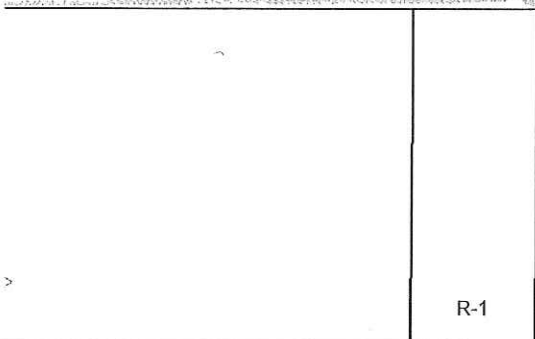
C-1

W JEFFERSON BLVD

PET 21-15



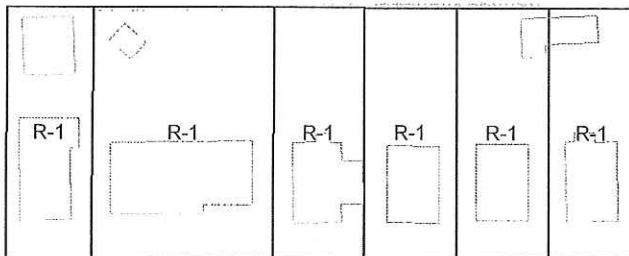
C-1



CLAY ST

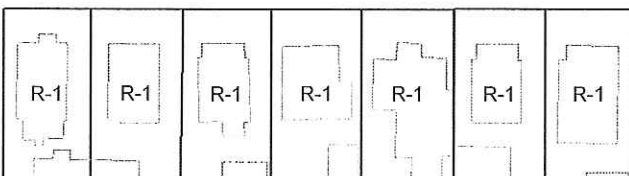
R-1

R-1



R-1

FAIRMOUNT AVE



R-1

Location Map

PET 21-15

STEPHEN J. & JOELLEN MILLER
(OWNERS)

821 W. JEFFERSON BLVD.

REZONING FROM C-1 GENERAL
COMMERCIAL & R-1 SINGLE-FAMILY
RESIDENTIAL TO C-6 LINEAR
OFFICE COMMERCIAL

SEP 16 2021

City Clerk
Mishawaka, IN

APPEAL #21-27

RESOLUTION NO. 2021-21

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:

318 and 320 West Cleveland Road, Granger, 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 **318 and 320 West Cleveland Road, Granger, Indiana**, more particularly known and described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA BEING DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF INDIANA HIGHWAY 23 (CLEVELAND ROAD) WHICH IS NORTH 90-00'-00" EAST, 656.26 FEET FROM THE SOUTH QUARTER POST OF SAID SECTION, SAID POINT ALSO ON THE CENTERLINE OF LEO STREET, THENCE NORTH 00-00'-46" WEST ALONG SAID CENTERLINE, 363.26 FEET TO THE SOUTH LINE OF THE RECORDED PLAT OF COUNTRY SIDE ESTATES SECTION 3; THENCE SOUTH 90-00'-00" EAST ALONG SAID SOUTH LINE, 667.79 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00-00'-46" EAST ALONG SAID EAST LINE, 363.26 FEET TO THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF INDIANA HIGHWAY 23 (CLEVELAND ROAD); THENCE NORTH 90-00'-00" WEST ALONG SAID SOUTH LINE AND CENTERLINE, 667.79 FEET TO THE POINT OF THE BEGINNING. SUBJECT TO ALL LEGAL HIGHWAYS OF RECORD.

The Use Variance will allow dog/cat grooming and cat boarding services in the C-2 Shopping Center Commercial 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:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because no exterior changes are proposed, thus, there will be no impact on the character of the buildings in the area;
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 it is included in a commercial development;
3. The need for the variance arises from some condition peculiar to the property involved in that the C-2 zoning does not permit pet grooming/boarding services, thus requiring the Use Variance for the proposed use;
4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because the nature of the business is retail with the added convenience of some pet services and should not generate more traffic than any of the existing businesses within the development; and
5. The approval will not interfere substantially with the Mishawaka 2000 Comprehensive Plan because the plan identifies this area for general commercial and is in close proximity to one of the largest consolidated retail areas in the State of Indiana.

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 _____, 2021, at _____ o'clock _____ .m.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____ 2021,
at _____ o'clock ____m.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2021, at
_____ o'clock ____m.

David A. Wood, Mayor

STAFF REPORT

Location: 318 & 320 W. Cleveland Rd., Granger

Date: Sept. 14, 2021

Appeal: 21 27

Prepared By: KM

GENERAL INFORMATION

Applicant: John Shea Sr & Rosemary Revocable Living Trust/Gordon's Grooming
Status: Property Owner/Tenant
Request: Use Variance to allow dog/cat grooming, and cat boarding services
Zoning Classification: C-2 Shopping Center Commercial
Lot Size: Approximately 4+ acres, more or less
Applicable Regulations: 137.42 Board of Zoning Appeals (4) Variance of Use

SPECIAL INFORMATION

Area Development Pattern: North: Unincorporated St. Joseph County
South: S-1 Extensive Open Space and Public Use District
East: S-2 Planned Unit Development
West: C-5 Neighborhood Commercial District

Thoroughfare: Cleveland Road east of Grape Road

School District: Penn-Harris-Madison

Public Utilities: All utilities are available

Comprehensive Plan: General Commercial

ANALYSIS

The Appellants are requesting a Use Variance to allow for dog grooming services within Gordon's Grooming at 320 W. Cleveland Road and proposed cat grooming/boarding services at 318 W. Cleveland Road, Centennial Place.

The Appellants state they provide pet grooming services in addition to retail pet goods and supplies. The tenant contacted the Planning Department to inquire if cat boarding services were allowed as they were considering expanding into the adjacent tenant space. It was then discovered they had been providing dog grooming services for nearly 2 years. Pet grooming and/or boarding are not approved uses in the C-2 Shopping Center Commercial District. The Appellants state that only cat boarding would be provided and that no dogs are left on the premises overnight. Grooming services are by appointment only so pets do not have to stay all day.

The proposed use is accessory to the retail element of the store. The grooming/cat boarding services would be provided to customers for convenience and to complement the existing business. All proposed changes would be internal to the building. Assuming this change is ultimately approved, and if you didn't shop at Gordon's Grooming, you likely would never be aware of the additional service available in the store. In 2007, PetsMart was granted similar approval for the veterinary and pet grooming services they offer.

All pertinent City departments have reviewed and approved of the request.

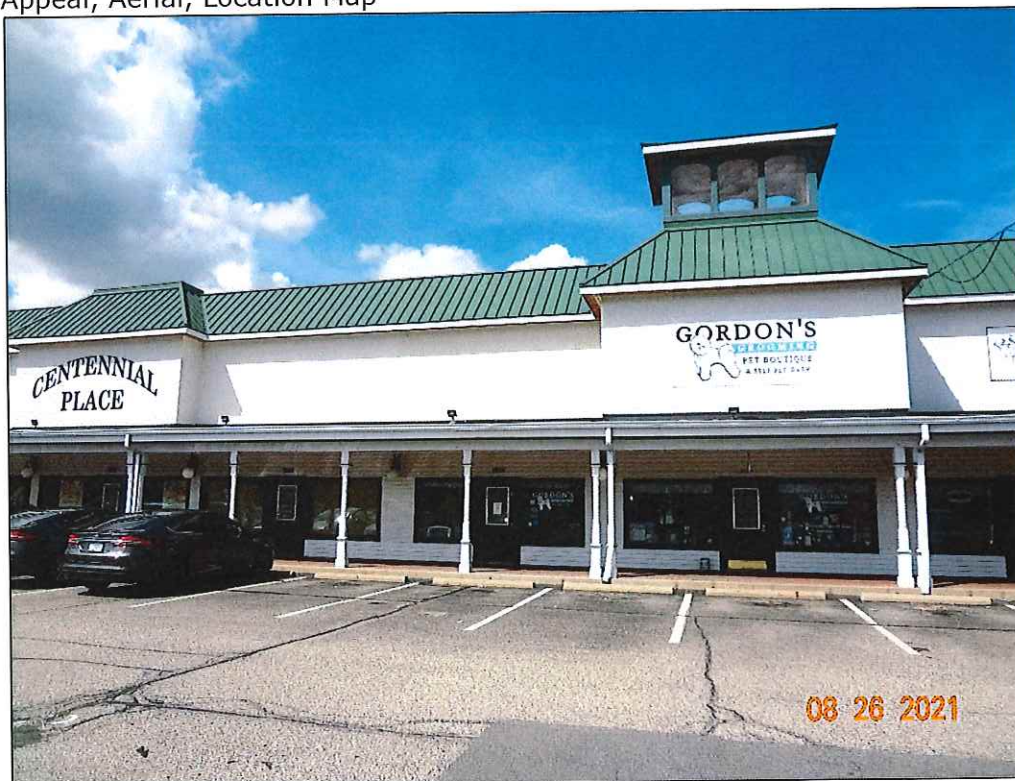
RECOMMENDATION (S)

Staff recommends in **favor** of Appeal #21-27 to allow pet grooming/cat boarding services at Gordon's Grooming at 318 and 320 W. Cleveland Road, Granger. This recommendation is based upon the following findings of fact:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because no exterior changes are proposed, thus, there will be no impact on the character of the buildings in the area;
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 it is included in a commercial development;
3. The need for the variance arises from some condition peculiar to the property involved in that the C-2 zoning does not permit pet grooming/boarding services, thus requiring the Use Variance for the proposed use;
4. The strict application of the terms of this chapter will result in practical difficulties in the use of the property because the nature of the business is retail with the added convenience of some pet services and should not generate more traffic than any of the existing businesses within the development; and
5. The approval will not interfere substantially with the Mishawaka 2000 Comprehensive Plan because the plan identifies this area for general commercial and is in close proximity to one of the largest consolidated retail areas in the State of Indiana.

ATTACHMENTS

Photographs, Appeal, Aerial, Location Map



Gordon's Grooming



Front view of center



View of Center looking west

Deborah S. Block, IAMC, MMC

SEP 01 2021

City Clerk
Mishawaka, IN



DATE: August 20, 2021

TO: Board of Zoning Appeals
City of Mishawaka, Indiana

The undersigned appellant respectfully shows the Board:

1. I, Mark Shea, Trustee for The Rosemary & John C. Shea Revocable Trusts represent the owners of the following described Real Estate located within the City of Mishawaka, Clay Township, St. Joseph County, State of Indiana to wit: W 1/2 Se 1/4 Sec 21-38-3e Beg 40' N & 142.77' W Se Cor W 513.93' N 363' E 667.35' S 23' W 142.58' S 300' and Centennial Place 340 W Cleveland Rd. Gordon's Grooming is located at 318 & 320 W Cleveland Rd.
2. The above-described real estate presently has a zoning classification of C2 District under the zoning Ordinance of the City of Mishawaka.
3. Appellant presently occupies the above described property with retail stores as tenants and in accordance with the zoning district.
4. Appellant desires to expand a current retail tenant space to allow for Veterinary Services and pet boarding to be performed within approximately 3600 square feet of the existing Centennial Place building.
5. The Zoning Ordinance of the City of Mishawaka requires a use variance for providers of Veterinary Services within the C-2 Commercial Shopping Center Zoning District.
6. The Appellants' tenant Gordons Grooming relies on the revenue from pet grooming services in addition to their retail pet goods and supplies line of business. Limiting Gordon's to only retail pet goods sales would be detrimental to the business.
7. The approved use variance will not be injurious to the public health, safety, morals or general welfare of the community since all services will be performed indoors and within the existing retail store space. In fact, high quality services and sales of healthy pet products will improve the well being of pets and pet owners throughout the area. The use and value of adjacent property of Centennial Place will not be impacted either positively or negatively. Adding veterinary services to an existing store will be unnoticeable to adjacent property owners unless they are customers. All services will be performed in the existing store front at Centennial Place. The need for the variance only arises because the ordinance did not contemplate combination veterinary services and retail pet product sales within one store and Limiting Gordon's to only retail pet goods sales would be detrimental to the business. The Appellant believes this proposed use is consistent with the general commercial development directed by the Mishawaka 2000 Comprehensive Plan primarily because other combination use stores have been approved.

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

A handwritten signature in black ink that reads "Mark F. Shea, Trustee". The signature is written over a horizontal line.

Mark F Shea, Trustee

Contact:

Mark Shea

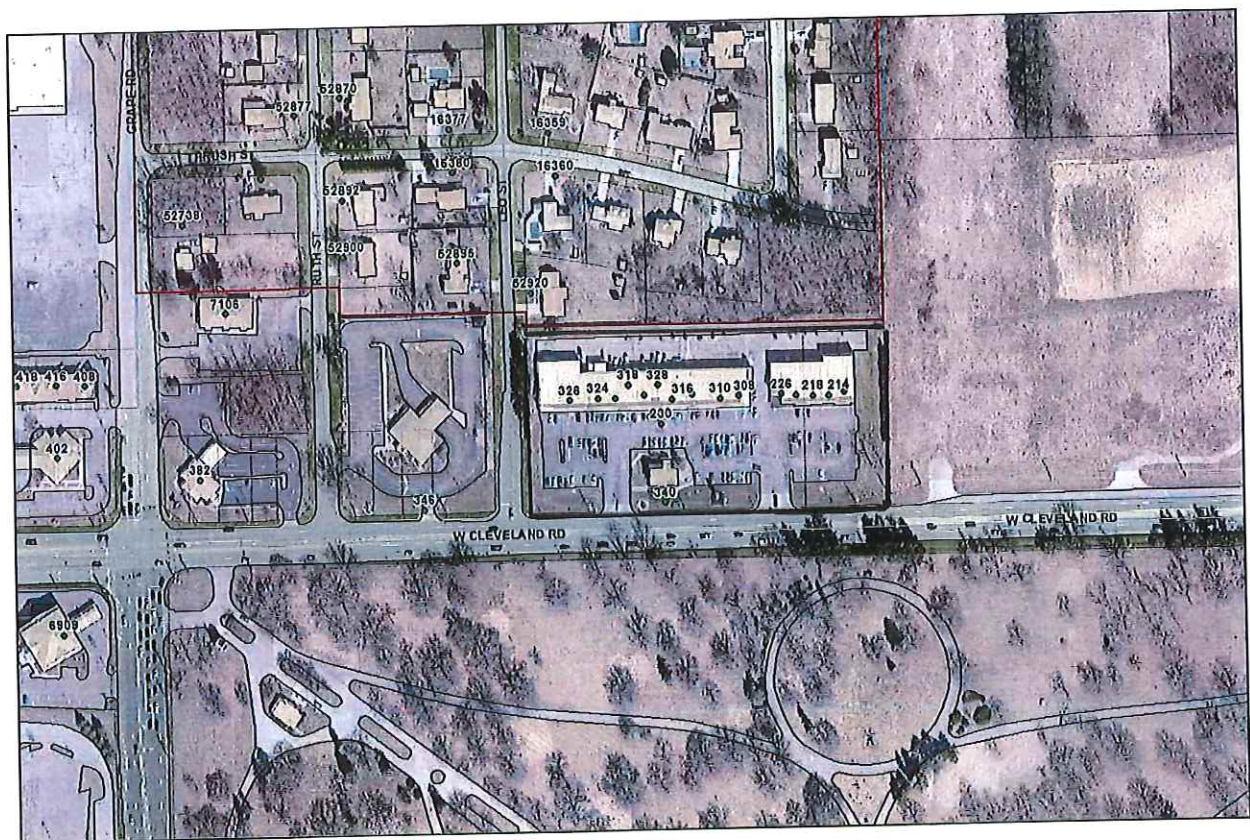
466 S Prospect Avenue

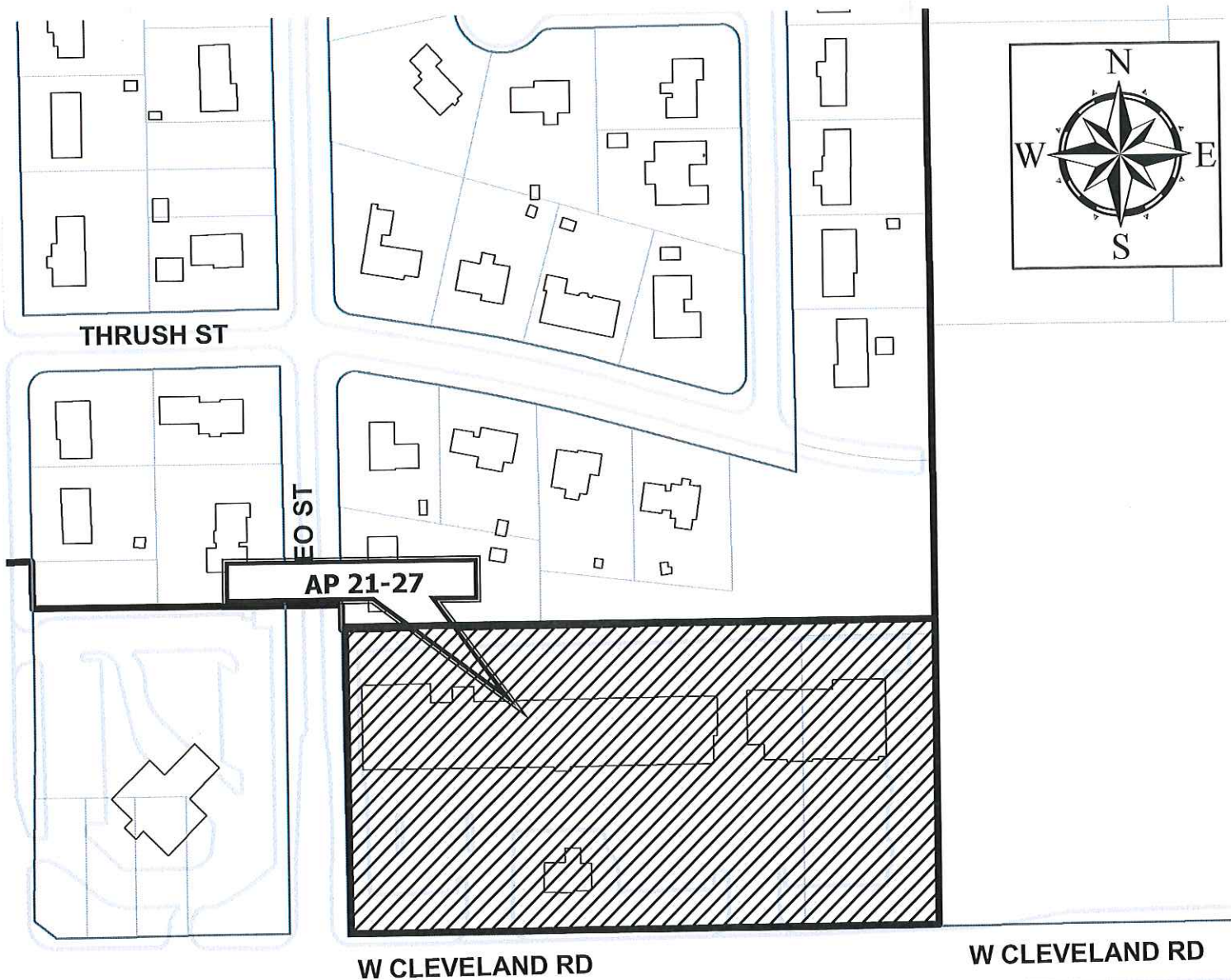
Elmhurst, IL 60126

M: 630.258.3065

E: mshea24@comcast.net

APPEAL #21-27
318 & 320 W. Cleveland Rd.





Location Map

APPEAL 21-27

JOHN C. & ROSEMARY SHEA
CENTENNIAL PLACE

318 & 320 W. CLEVELAND ROAD
GORDON'S GROOMING

USE VARIANCE TO ALLOW
DOG GROOMING AND
CAT BOARDING

SEP 16 2021

City Clerk
Mishawaka, IN

APPEAL #21-32

RESOLUTION NO. 2021-22

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

422 West McKinley Avenue, 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 **422 West McKinley Avenue, Mishawaka, Indiana**, more particularly known and described as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC KINLEY AVENUE WHICH IS NORTH 89°35'02" EAST, A DISTANCE OF 20.93 FEET MORE OR LESS AND NORTH 00°14'42" WEST, A DISTANCE OF 40.00 FEET MORE OR LESS AND NORTH 89°35'02" EAST, A DISTANCE OF 749.94 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 91.44 FEET MORE OR LESS; THENCE NORTH 06°08'18" EAST, A DISTANCE OF 34.49 FEET MORE OR LESS; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 124.11 FEET MORE OR LESS; THENCE NORTH 89°35'02" EAST, A DISTANCE OF 282.44 FEET MORE OR LESS; THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 249.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID MC KINLEY AVENUE; THENCE SOUTH 89°35'02" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 286.45 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 1.62 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

The Use Variance will a maximum of three (3) tenants in a single commercial building with one (1) restaurant with drive-thru facilities in the C-1 General Commercial 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:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community. The proposed restaurant with drive-thru use in a multi-tenant building is consistent and compatible with the density and uses of the adjacent parcels. Furthermore, all state and local building codes will be adhered to during construction.
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. The proposed multi-tenant commercial building is adjacent to and within property currently zoned for commercial use. The uses within the single multi-tenant building will be consistent with those in the surrounding area. Two restaurants with drive-thru facilities are currently present immediately adjacent to the west. Other multi-tenant commercial buildings are located to the north and northwest.
3. The need for the variance arises from some condition peculiar to the property. The property is pending a rezoning to the C-1 General Commercial. The zoning ordinance does not have a zoning classification that would allow for the proposed three (3) tenant commercial building to include one (1) drive-thru restaurant.
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. The pending zoning will not allow for the combined multi-tenant use and drive-thru restaurant use. The preferred means by which to allow the proposed uses is through the use variance process.
5. The approval will not substantially interfere with the Mishawaka 2000 Comprehensive Plan. The Plan, created in 1990, guided general commercial development within this property. The proposed uses are consistent with the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2021, at _____ o'clock _____ .m.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____ 2021,
at _____ o'clock ____m.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2021, at
_____ o'clock ____m.

David A. Wood, Mayor

STAFF REPORT

Location: 422 W. McKinley Ave. – Approximately 220' West of Grape Rd.
Existing RiteWay Auto Sales

Date: Sept. 14, 2021

Appeal: 21 - 32

Prepared By: DJS

GENERAL INFORMATION

Applicant: GLC-Map McKinley Trust LLC / Alrig USA / Danch, Harner & Associates, Inc.

Status: Property Owner / Contingent Developer / Agent & Consulting Engineer

Request: Use variance to allow a maximum of three (3) tenants in a single commercial building with one (1) restaurant with drive-thru facilities

Zoning Classification: C-1 General Commercial (Pending rezoning Petition 21-14)

Lot Size: 1.62 acres being a part of an approximate 11.6 acre parent parcel – (Area to be rezoned is not currently a separate parcel or subdivided lot)

Applicable Regulations: Section 137-42 / (5) Board of Zoning Appeals – Developmental Variance;
Section 137-300 to 137-303 / C-1 General Commercial District (pending)

SPECIAL INFORMATION

Area Development Pattern: North: C-2 Shopping Center Commercial (Multi-Tenant Commercial Shopping Center / Vacant (Former K-Mart), Big Lots & Planet Fitness)

South: C-1 General Commercial (Multi-Tenant Commercial Building / Armed Forces Career Center & Olive Health Center, Electronic Cigarette Retailer / Ecig-Works, and Insurance Office / State Farm)

East: C-4 Automobile Oriented Commercial (Automatic Car Wash Facility / John's Auto Spa – Under construction)

West: C-7 Automobile Oriented Restaurant Commercial (Restaurant with Drive-Thru / Burger King)

Thoroughfare: W. McKinley Avenue

School District: School City of Mishawka

Township: Penn

Public Utilities: All utilities are available and will be connected to/throughout the site at the expense of the developer

Comprehensive Plan: General Commercial (Downtown Retail Sales & Shopping Centers)

ANALYSIS

The Appellants, GLC-Map McKinley Trust LLC and Alrig USA, are requesting a use variance to allow a maximum of three (3) tenants in a single commercial building with one (1) restaurant with drive-thru

facilities. Occupants are yet to be identified, but are to include a retail store and dine-in restaurant in addition to the restaurant with drive-thru.

The proposed building is to be located north of W. McKinley Avenue approximately 220' west of Grape Road. More specifically, it will be within an 1.62 acre area that is currently part of an approximate 11.6 acre parent parcel (Tax Parcel 016-2058-1939.12) developed as a multi-tenant commercial center. Since the 1.62 acre area is not a separate parcel, a subdivision plat is required to establish a legal lot of record if desired to be individually owned. Adjacent land uses include Big Lots, Planet Fitness, and a vacant commercial space to the north; Burger King to the west; a multi-tenant commercial building, Ecig-Works, and State Farm Insurance office to the south; and John's Auto Spa currently under construction to the east.

Existing improvements within the redevelopment area include an 8,600 sq. ft. one-story building, parking lot, and common access drives to the west, north and east. The building is currently occupied by RiteWay Auto Sales and was formerly Big O Tires, a tire sales and auto service business. With the proposed redevelopment of the property, all improvements will be razed.

The pending C-1 General Commercial District only allows for a maximum of two (2) separate tenants/uses on the property. In order to allow for a single three tenant building as proposed, the property would need to be rezoned to the C-2 Shopping Center Commercial District. However, the drive-thru restaurant use would not be allowed under the C-2 zoning classification and would need a zoning classification of C-7 Automobile Oriented Restaurant Commercial. While the C-7 zoning district would permit all of the proposed uses, this district would allow freestanding off-premise signs (i.e. billboards) which would be undesirable at this property. For these reasons, Staff recommended that the property be rezoned to the C-1 General Commercial and a use variance submitted to allow a three tenant building with one restaurant with drive-thru. The rezoning petition (PET 21-14) will be considered by the Plan Commission after the Board of Zoning Appeals meeting.

All pertinent City Departments have reviewed and approved the use variance request.

RECOMMENDATION

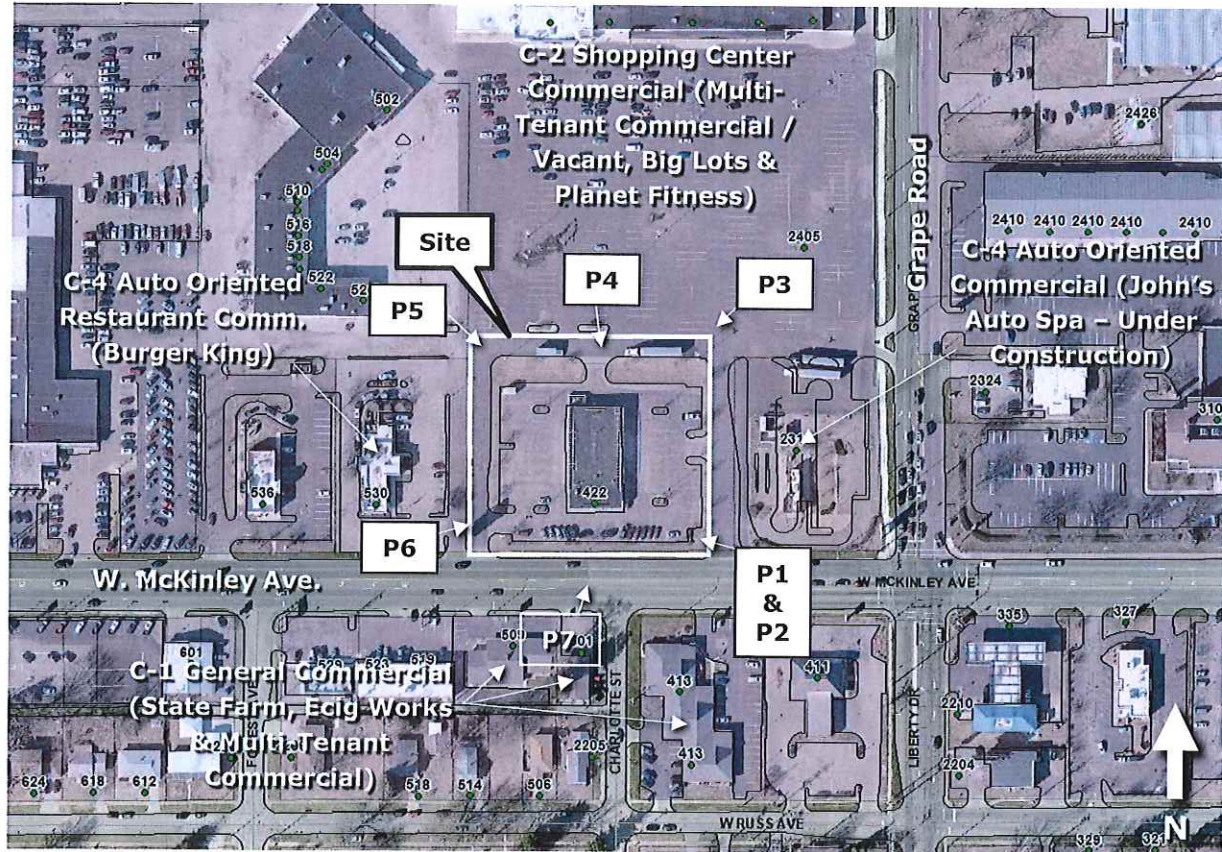
The Planning Staff recommends **approval** of Appeal 21-32 to allow a use variance for a maximum of three (3) tenants in a single commercial building with one (1) restaurant with drive-thru facilities. The building is to be located within a 1.62 acre area with a current address of 422 W. McKinley Avenue. This recommendation is based on the following findings of fact:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community. The proposed restaurant with drive-thru use in a multi-tenant building is consistent and compatible with the density and uses of the adjacent parcels. Furthermore, all state and local building codes will be adhered to during construction.
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. The proposed multi-tenant commercial building is adjacent to and within property currently zoned for commercial use. The uses within the single multi-tenant building will be consistent with those in the surrounding area. Two restaurants with drive-thru facilities are currently present immediately adjacent to the west. Other multi-tenant commercial buildings are located to the north and northwest.
3. The need for the variance arises from some condition peculiar to the property. The property is pending a rezoning to the C-1 General Commercial. The zoning ordinance does not have a zoning classification that would allow for the proposed three (3) tenant commercial building to include one (1) drive-thru restaurant.
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. The pending zoning will not allow for the combined multi-tenant use and drive-thru restaurant use. The preferred means by which to allow the proposed uses is through the use variance process.

5. The approval will not substantially interfere with the Mishawaka 2000 Comprehensive Plan. The Plan, created in 1990, guided general commercial development within this property. The proposed uses are consistent with the Comprehensive Plan.

ATTACHMENTS

Aerial Photograph, Site Photographs, Appeal, Location Map, Preliminary Site Plan



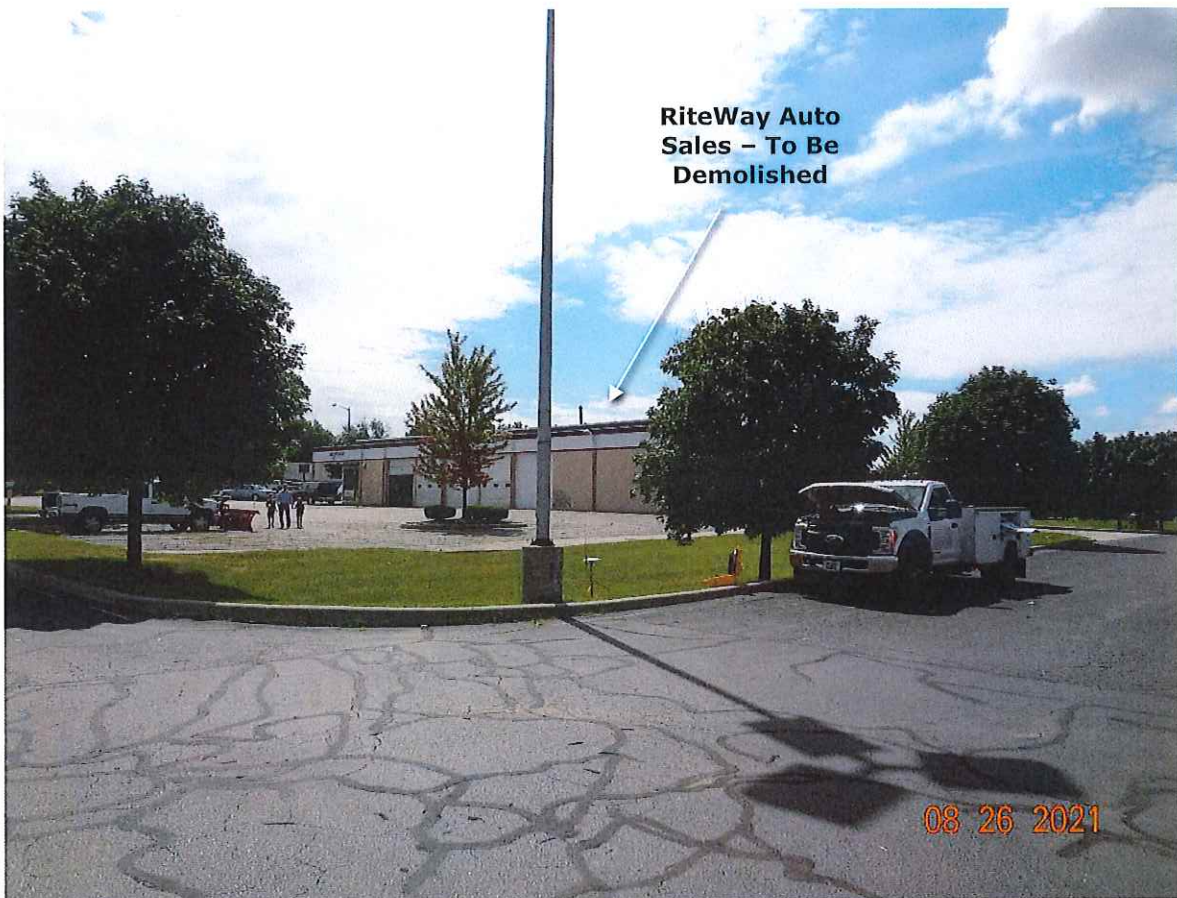
Aerial Photograph
Existing RiteWay Auto Sales – Proposed for Redevelopment
422 W. McKinley Avenue



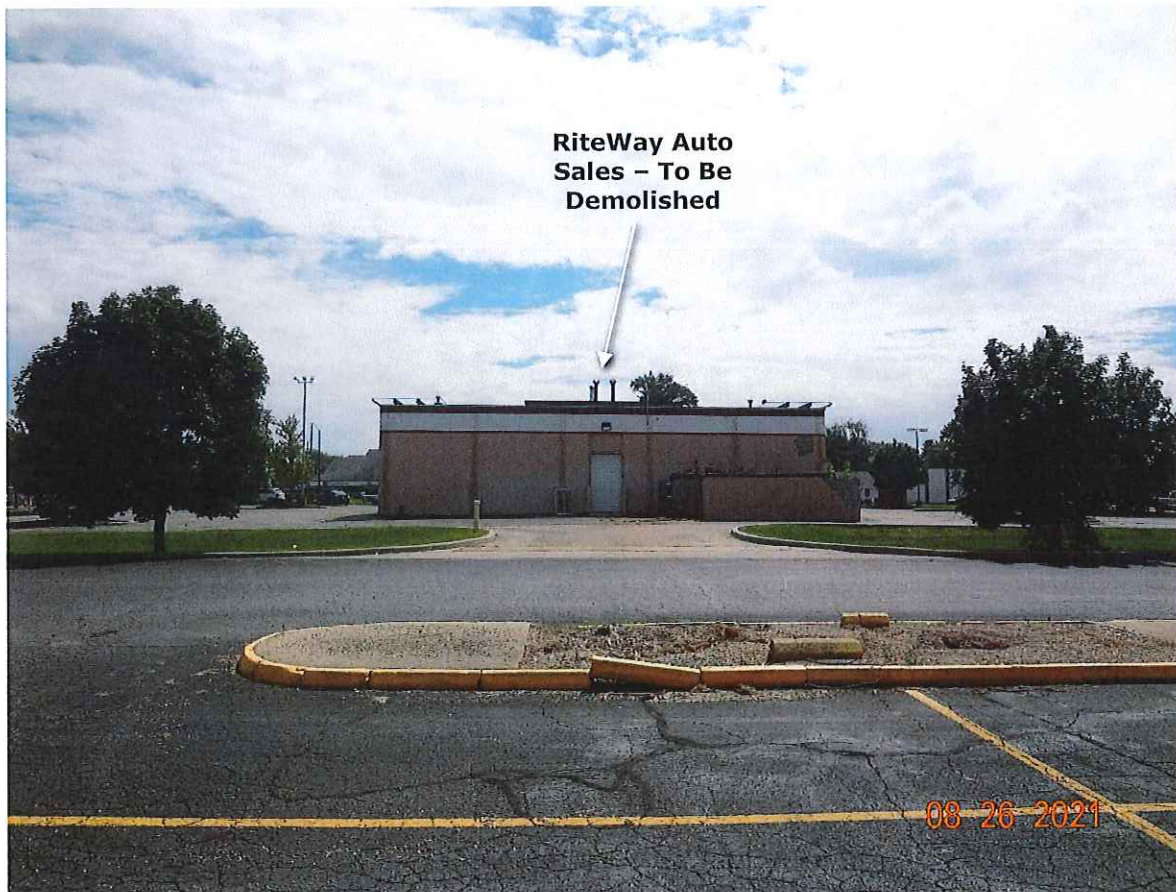
P1. Looking westerly from the existing access drive to the east toward the property to be rezoned.



P2. Looking northerly from the existing access drive to the east toward the east part property to be rezoned.



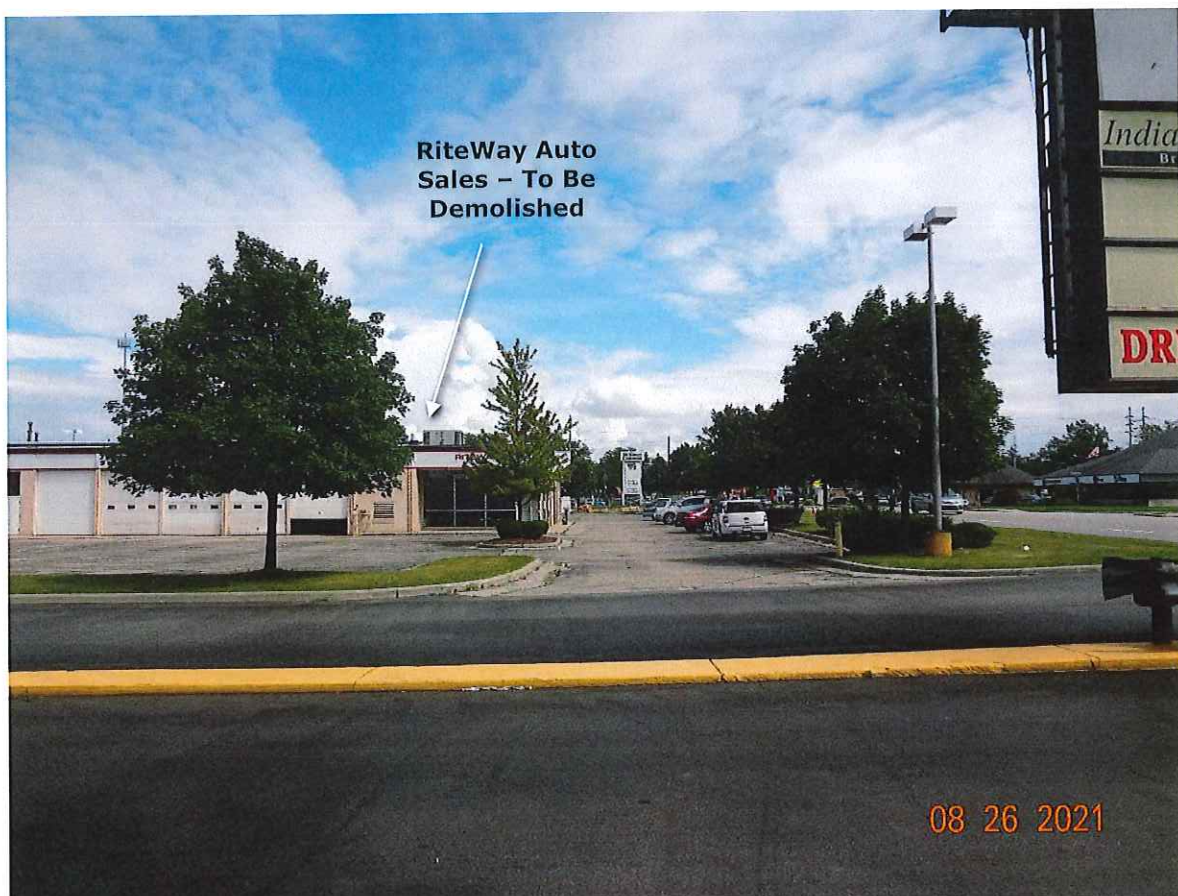
P3. Looking southwesterly from the adjacent access drives toward the property to be rezoned.



P4. Looking southerly from the existing access drive toward the property to be rezoned.



P5. Looking southeasterly from the northern and western access drives toward the property to be rezoned.



P6. Looking easterly from the existing access drive to the west toward the property to be rezoned.

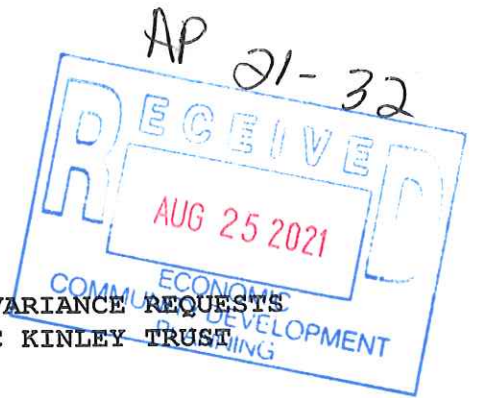


P7. Looking northerly from south of W. McKinley Avenue toward the property to be rezoned.

Deborah S. Block, IAMC, MMC

SEP 01 2021

City Clerk
Mishawaka, IN



DATE: AUGUST 20, 2021

MISHAWAKA BOARD
OF ZONING APPEALS

RE: LAND USE VARIANCE REQUESTS
FOR: GLC-MAP MC KINLEY TRUST

PETITION ADDRESS: 422 WEST MC KINLEY AVENUE,
MISHAWAKA, INDIANA 46545

The undersigned Appellants respectfully show the Board:

- 1). That they are the owners of the below-described real estate located in the City of Mishawaka, Indiana, to-wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC KINLEY AVENUE WHICH IS NORTH 89°35'02" EAST, A DISTANCE OF 20.93 FEET MORE OR LESS AND NORTH 00°14'42" WEST, A DISTANCE OF 40.00 FEET MORE OR LESS AND NORTH 89°35'02" EAST, A DISTANCE OF 749.94 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 91.44 FEET MORE OR LESS; THENCE NORTH 06°08'18" EAST, A DISTANCE OF 34.49 FEET MORE OR LESS; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 124.11 FEET MORE OR LESS; THENCE NORTH 89°35'02" EAST, A DISTANCE OF 282.44 FEET MORE OR LESS; THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 249.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID MC KINLEY AVENUE; THENCE SOUTH 89°35'02" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 286.45 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 1.62 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

Also commonly known as 422 West mc Kinley Avenue, Mishawaka, Indiana 46545.

- 2). The above described, real estate presently has a Zoning classification of "C-2" Shopping Center Commercial, "C-4" Auto-Oriented Commercial and C-7" Auto-Oriented Restaurant Commercial Districts under the Zoning Ordinance of the City of Mishawaka.
- 3). The Appellants have owned the property as shown in the records of the St. Joseph County Auditor's Office. Their property presently contains one large Building that was previously used for a Tire Store and Vehicle maintenance facility.

The Appellants have been approached by a party that desires to redevelop the property into a new multi-tenant building comprised of a

proposed restaurant facility with a drive-thru, a retail store and a small sit-down restaurant on the approximate 1.62-acre parcel. The property is present split by three commercial zoning classifications.

The owner's representative met with the Planning staff to determine the best procedure to follow to allow for the proposed development. The staff suggested that the best procedures to continue to have a consistent land use pattern along this portion of the Mc Kinley Avenue commercial corridor, would be to rezone the property to "C-1" Commercial District and request a Land Use Variance to allow for the proposed restaurant facility with a drive-thru and having three tenants in a single building zoned "C-1" Commercial. This process would help insure the desirable commercial uses in the Mc Kinley Avenue corridor.

4). More specifically, the Appellants are requesting the following Variances:

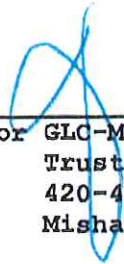
- a). A Land Use Variance to allow for a restaurant facility with a drive-thru in a "C-1" Commercial District;
- b). A Land Use Variance to allow a maximum of three (3) tenants in a single-building in a "C-1" Commercial District as shown;

The appellants would ask to be allowed to have a small restaurant facility with a drive-thru and a maximum of three (3) tenants in the shown proposed commercial building in the requested "C-1" Commercial District. The appellants agree with the Planning staff that cleaning up the zoning splits on the property and asking for approval of the Land Use Variances would be the best solution for the property and allow for the protection for the mc Kinley Avenue corridor. This solution would keep more intense and undesirable uses from being introduced into the area. Appellants would contend that approval of the requested Land Use Variances:

For the above stated reasons, the Appellants would contend that approval of the Land Use Variances would not be injurious to the public health, safety, morals and general welfare of the Community. The use and value of the area adjacent to the property included in the above request will not be affected in a substantially adverse manner. The need for the above requested Land Use Variances arises from a condition peculiar to the Appellant's property and that the strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the Appellant's property. The Appellants and contingent purchasers would also state that approval of the requested Land Use Variances would not interfere substantially with the Comprehensive Plan for this entire area.

The Appellants and contingent purchasers therefore prays and respectfully requests a hearing on this appeal and that after such hearing the Board recommends approval of the Land Use Variances to the Mishawaka Common Council.

For the above reasons, the appellants would ask for approval of their Land Use Variance requests.



For GLC-MAP McKinley Trust
Trustee - John Silverman
420-424 McKinley Avenue
Mishawaka, Indiana 46545

1-513-792-5000

PETITION PREPARED BY & CONTACT PERSON:
Danch, Harner & Associates, Inc.
1643 Commerce Drive
South Bend, Indiana 46628, (574) 234-4003

Mishawaka Board of Zoning Appeals &
Mishawaka Common Council
600 East Third Street
Mishawaka, Indiana 46544

August 20, 2021

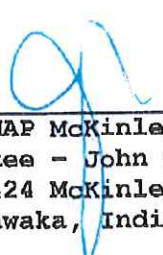
RE: GLC-MAP McKinley Trust
Land Use Variance Requests:

Dear Board and Council Members,

This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Board of Zoning Appeals meeting(s) and at the Mishawaka Common Council meeting(s) at which our Land Use Variance Requests will be heard.

If you have any questions concerning this matter, please feel free to give me a call at 513-792-5000.

Sincerely,



For GLC-MAP McKinley Trust
Trustee - John Silverman
420-424 McKinley Avenue
Mishawaka, Indiana 46545

File No. 210211 "C" Md.

LEGAL DESCRIPTION

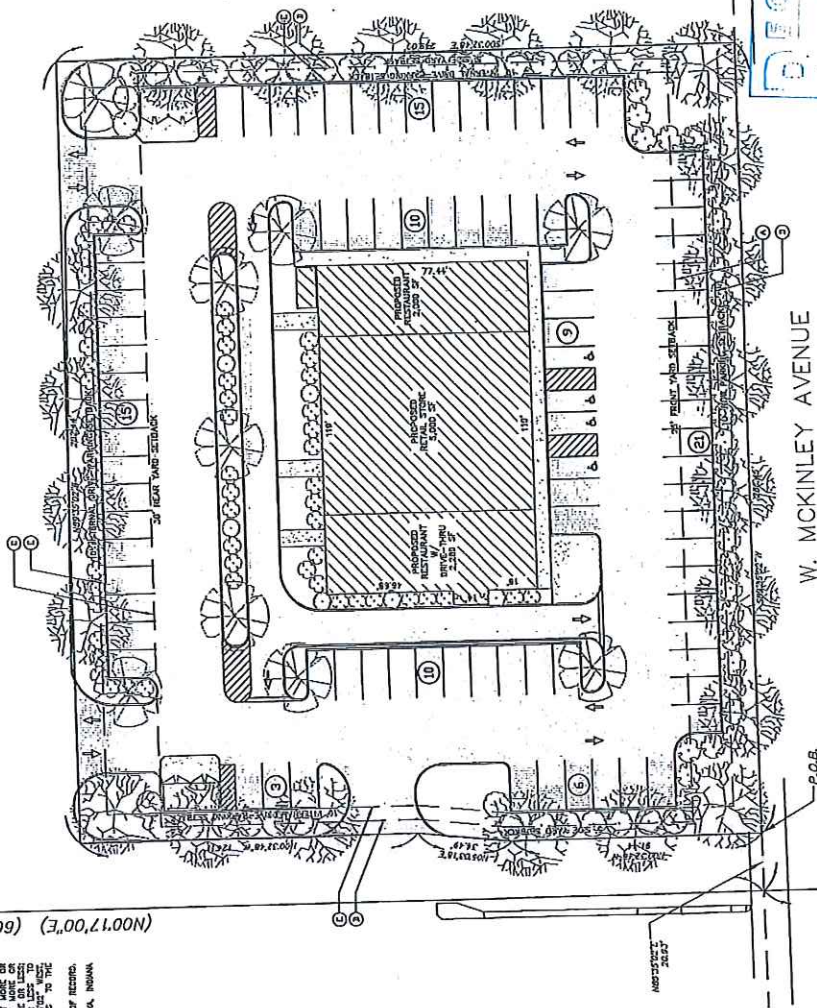
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC KINLEY AVENUE WHICH IS NORTH 89°35'02" EAST, A DISTANCE OF 20.93 FEET MORE OR LESS AND NORTH 00°14'42" WEST, A DISTANCE OF 40.00 FEET MORE OR LESS AND NORTH 89°35'02" EAST, A DISTANCE OF 749.94 FEET MORE OR LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 91.44 FEET MORE OR LESS; THENCE NORTH 06°08'18" EAST, A DISTANCE OF 34.49 FEET MORE OR LESS; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 124.11 FEET MORE OR LESS; THENCE NORTH 89°35'02" EAST, A DISTANCE OF 282.44 FEET MORE OR LESS; THENCE SOUTH 00°32'48" EAST, A DISTANCE OF 249.00 FEET MORE OR LESS TO THE NORTH LINE OF SAID MC KINLEY AVENUE; THENCE SOUTH 89°35'02" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 286.45 FEET MORE OR LESS TO THE POINT OF BEGINNING.
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Also commonly known as 422 West Mc Kinley Avenue, Mishawaka, Indiana 46545.

[illegible]

AND USE VARIANCE REQUESTS:

1. A LAND USE VARIANCE TO ALLOW FOR A RESTAURANT FACILITY WITH A DRIVE-THRU IN A "C-1" COMMERCIAL DISTRICT.
2. A LAND USE VARIANCE TO ALLOW A MAXIMUM OF THREE (3) TONNAGE IN A SINGLE BUILDING IN A "C-1" COMMERCIAL DISTRICT AS SHOWN.

[illegible][illegible]

W. MCKINLEY AVENUE

UNGGI! KOTAKS

- (A) 25-FT FRONT-YARD SETBACK
- (B) 5-FT SIDE-YARD SETBACK
- (C) 30-FT REAR-YARD SETBACK
- (D) 10-FT ROW PARKING SETBACK
- (E) 10-FT INTERNAL DRIVE PARKING

PROPERTY ADDRESS: ALBUQUERQUE, NM 87102
TELEPHONE NO. 505-261-2000
HOMELAND SECURITY, MC 42003
ATTN: HAZARDOUS WASTE

- (C) 30-FT REAR-YARD SETBACK
- (D) 10-FT ROW PARKING SETBACK
- (E) 10-FT INTERNAL DRIVE PARKING SETBACK

[illegible]

AP-21-32

RECEIVED
AUG 25 2021
ECONOMIC
COMMUNITY DEVELOPMENT

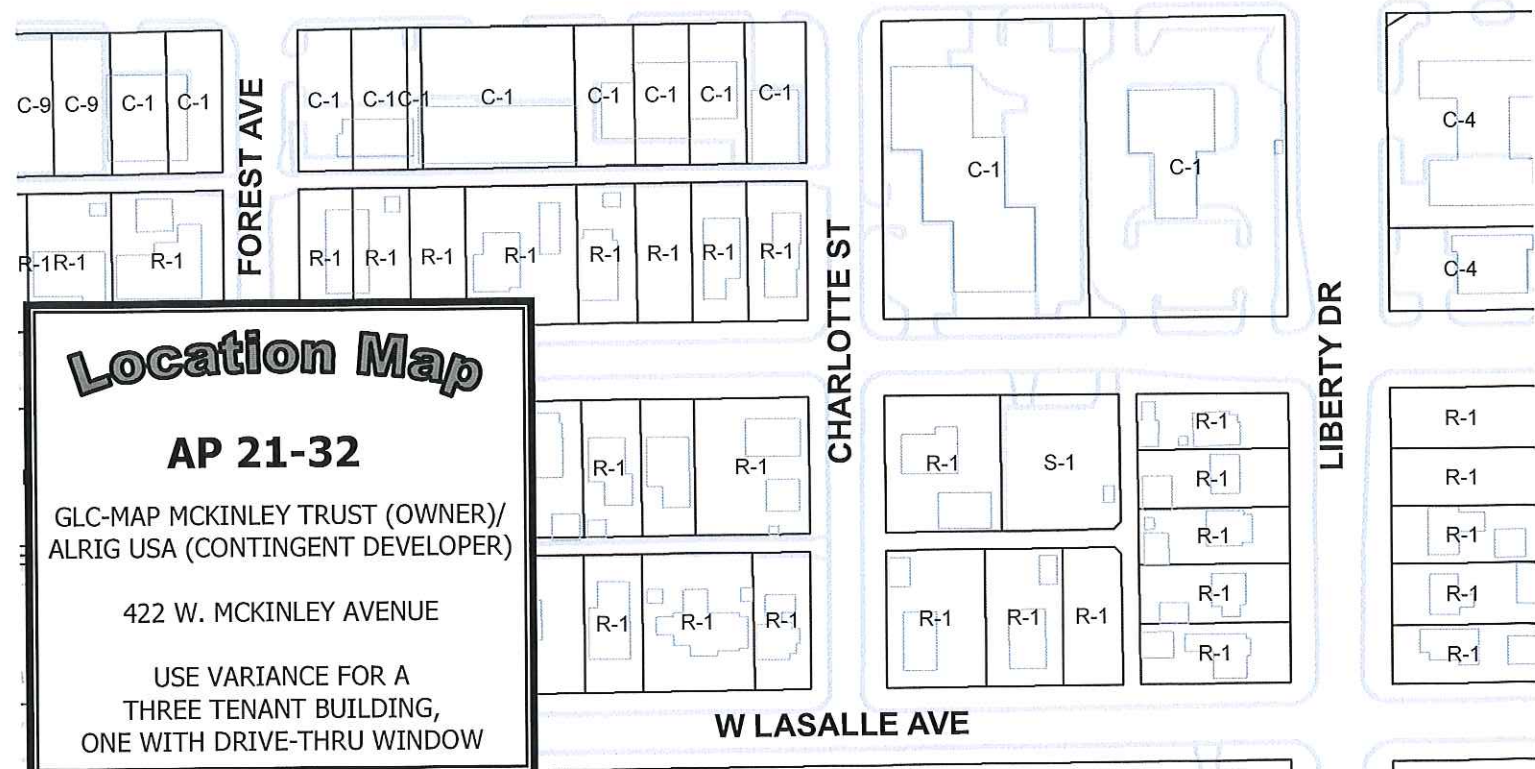
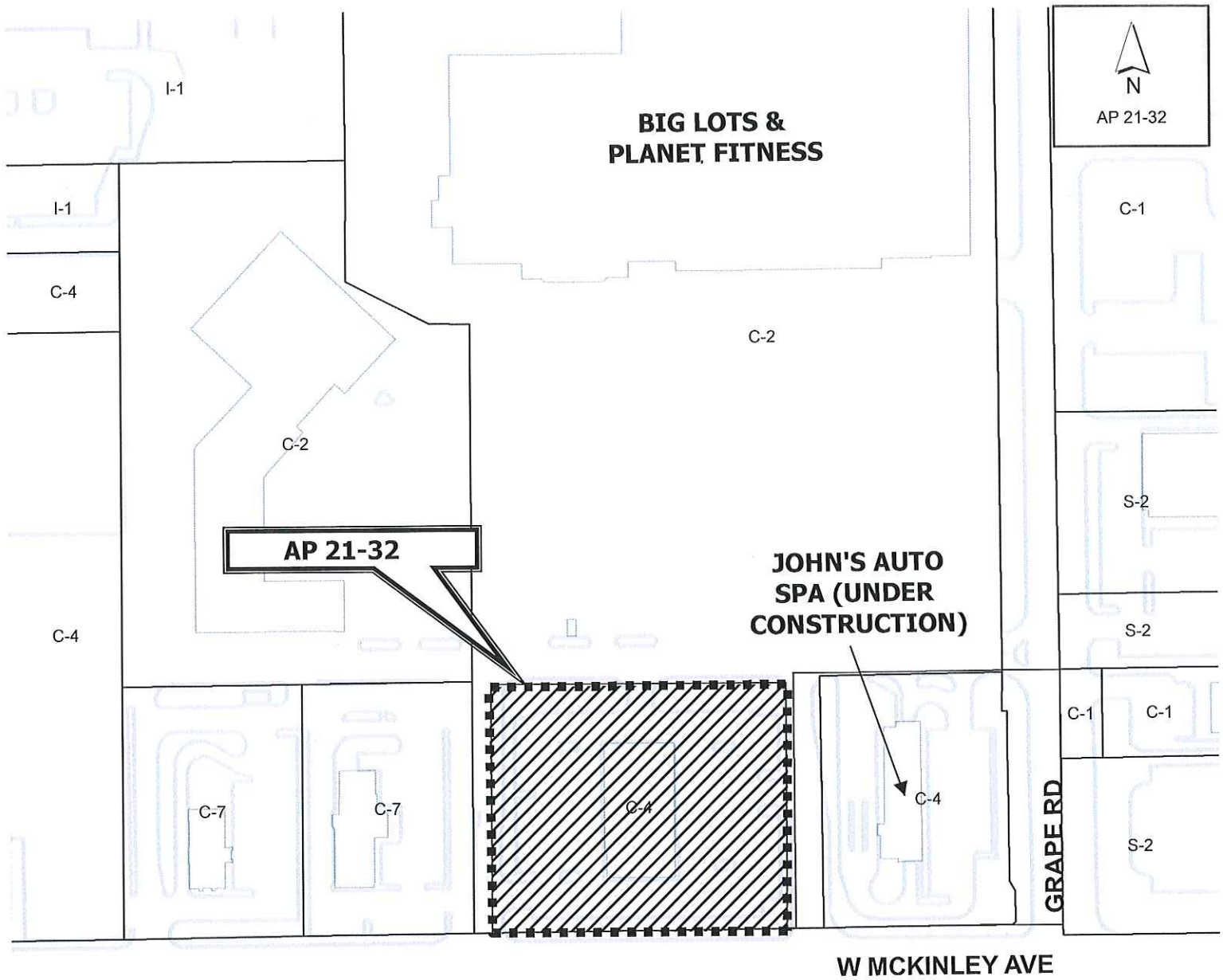
SCALE 1" = 20'

BZA SITE PLAN

PPVT-3

1

Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Urban Planners • Architects • Environmental Engineers
Interior Designers • Environmental Scientists



SEP 15 2021

City Clerk
Mishawaka, IN

Appendix "A"
Resolution of Adopting Fiscal Plan

RESOLUTION NO. 2021-23

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:

A 9.15 acre parcel located north of east of 1420 Industrial Drive and west of Byrkit Ave.

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:

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.
CONTAINING 9.15 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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 _____, 2021, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____,

2021, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2021, at
_____ o'clock ____M.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT & PLANNING

September 16, 2021

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

Deborah S. Block, IAMC, MMC

SEP 15 2021

City Clerk
Mishawaka, IN

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex property into the City of Mishawaka: approximately 9 acres south of 12th Street, between Industrial Drive and Byrkit Avenue.

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 September 20, 2021.

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

Sincerely,

Christa Hill, Associate Planner

cc: David A. Wood, Mayor

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

City Hall • 600 East Third Street • Mishawaka IN • 46544-2241

Building Phone: (574) 258-1607 Fax: (574) 968-6999

Community Development • Redevelopment • Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999

Planning • Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999



City of Mishawaka

*Byrkit Property Group LLC
9.15 Acre Annexation*

*Property located
East of 1420 Industrial Drive*

September 2021

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

**BYRKIT PROPERTY GROUP LLC
9.15 ACRE PROPERTY
LOCATED EAST OF (BEHIND) 1420 INDUSTRIAL DRIVE
ANNEXATION FISCAL PLAN**

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Annexation Fiscal Plan

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.
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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.

Annexation Fiscal Plan

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINIUNG SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.
CONTAINING 9.15 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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 aerals. This area is legally described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING;
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CONTAINING 9.15 ACRES MORE OR LESS.
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Annexation Area

The area to be annexed includes a parcel of land (Tax Parcel# 014-1027-043626) located east of and behind Jamil Packaging at 1420 Industrial Drive, with access to Byrkit. The approximate 9 acre T-shaped parcel, is vacant, with trees on the north and west, but the rest of it appears tilled, or at least, mowed. The property is bound on the north, and east with approximately 2,418 linear feet being incorporated into the City, while the adjacent property to the south is located in unincorporated St. Joseph County. The property is currently zoned "I" Industrial District within unincorporated St. Joseph County. If annexed, the property will be zoned I-1 Light Industrial District to allow for the expansion of Jamil Packaging.

Contiguity with the Existing City Limits

The property to be annexed into the City totals just over 9 acres (including right-of-way). The external boundary of the annexation area measures 3,779.64 linear feet with 2,418.57 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 64% 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 is fairly flat and constant. Per the generalized two (2) foot contour topographic maps, elevations range from approximately 734 feet in the northern wooded area to 726 at the south line.

C. LAND USE/CURRENT ZONING

The property is currently zoned "I" Industrial District within unincorporated St. Joseph County. If annexed, the property will be zoned I-1 Light Industrial District to allow for the expansion of Jamil Packaging.

D. ASSESSMENT

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

Tax ID Number	Property Owner	Number of Acres*	Land & Imp. Valuation
014-1027-043626	BYRKIT PROPERTY GROUP LLC	8.46 ACRES	\$7,900

E. CURRENT TAX RATE

The City's tax rate 2020 payable 2021 was \$1.9952 per \$100 of assessed valuation. For property owners in Penn Township, in which this proposed annexation is located, the total taxes will be \$3.9255 per \$100 of assessed valuation. Property owners in this area currently pay \$2.1450 per \$100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Tax rates for 2021 payable 2022 are not yet available so actual tax rates will vary.

Tax District	Existing Tax Rate	Tax Rate after Annexation
Penn Township	2.1450	3.9255

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

2020	\$1.9952
2019	\$2.0226
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 I-1 Light Industrial District to permit the future expansion of the adjacent Jamil Packaging business. Given

the expansion, it is unlikely that a new address would be needed, however by the City of Mishawaka Engineering Department would assign one if needed.

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. Although no development is currently proposed for the property, 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, similar land use to the adjacent properties, 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 existing land uses, 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 property proposed to be annexed is currently vacant with no taxable improvements or structures. Per information presented by the owner’s representative at the August 10, 2021 Plan Commission meeting, the plan is to gain access to this property for future expansion by an adjacent business.

Information provided by the owner’s representative, estimate that the expansion could start in a couple of years to be completed by the end of the next four years, for a cost of \$1,000,000.

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 2020 payable 2021". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor’s Office.

Current property assessed valuation:

\$7,900

Future anticipated property assessed valuation:

\$1,000,000

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property were determined utilizing on online estimator 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>. (See Tab "D"/ Appendix "D", "E" & "F".)

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 due to it being excess vacant residential property, then following annexation for other (vacant) 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: \$237

Following annexation (without improvements): \$237

Following annexation (with improvements: \$30,000

Political Subdivisions before Annexation:

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

- St. Joseph County (31.4%) - \$74.42
- Penn Township (16.8%) - \$39.82
- PHM School Corporation (42.9%) - \$101.67
- Mishawaka Penn Harris Library (6.8%) - \$16.11
- Airport Authority (2.1%) - \$4.98

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

The current tax rate of all of these entities combined is 2.1450%.

The tax rate will increase to 3.9255% upon annexation to the City, however, the tax cap rate is set at 1%. Regardless of the actual tax rate, revenue is expected to increase due to the anticipated increase in assessed valuation once the expansion is built. With

the additional revenue, the distribution of property tax revenue would increase for all existing tax entities, except for Penn Township.

Political Subdivisions following Annexation (without improvements):

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

- St. Joseph County (17.2%) – \$40.76 (-33.66 per year)
- Penn Township (0.9%) - \$21.33 (-\$18.49 per year)
- PHM School Corporation (23.4%) - \$55.46 (-\$46.21 per year)
- Mishawaka Penn Harris Library (3.7%) - \$8.77 (-\$7.34 per year)
- Airport Authority (1.1%) - \$2.61 (-\$2.37 per year)
- South Bend Transpo (2.9%) - \$6.87
- City of Mishawaka (50.8%) - \$119.21

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

Political Subdivisions following Annexation (with improvements):

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

- St. Joseph County (17.2%) - \$5,160 (+\$5,085.58 per year)
- Penn Township (0.9%) - \$2,700 (+\$2,660.18 per year)
- PHM School Corporation (23.4%) - \$7,020 (+\$6,918.33 per year)
- Mishawaka Penn Harris Library (3.7%) - \$1,110 (+\$1,093.89 per year)
- Airport Authority (1.1%) - \$330 (+\$325.02 per year)
- South Bend Transpo (2.9%) - \$870
- City of Mishawaka (50.8%) - \$15,240

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

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

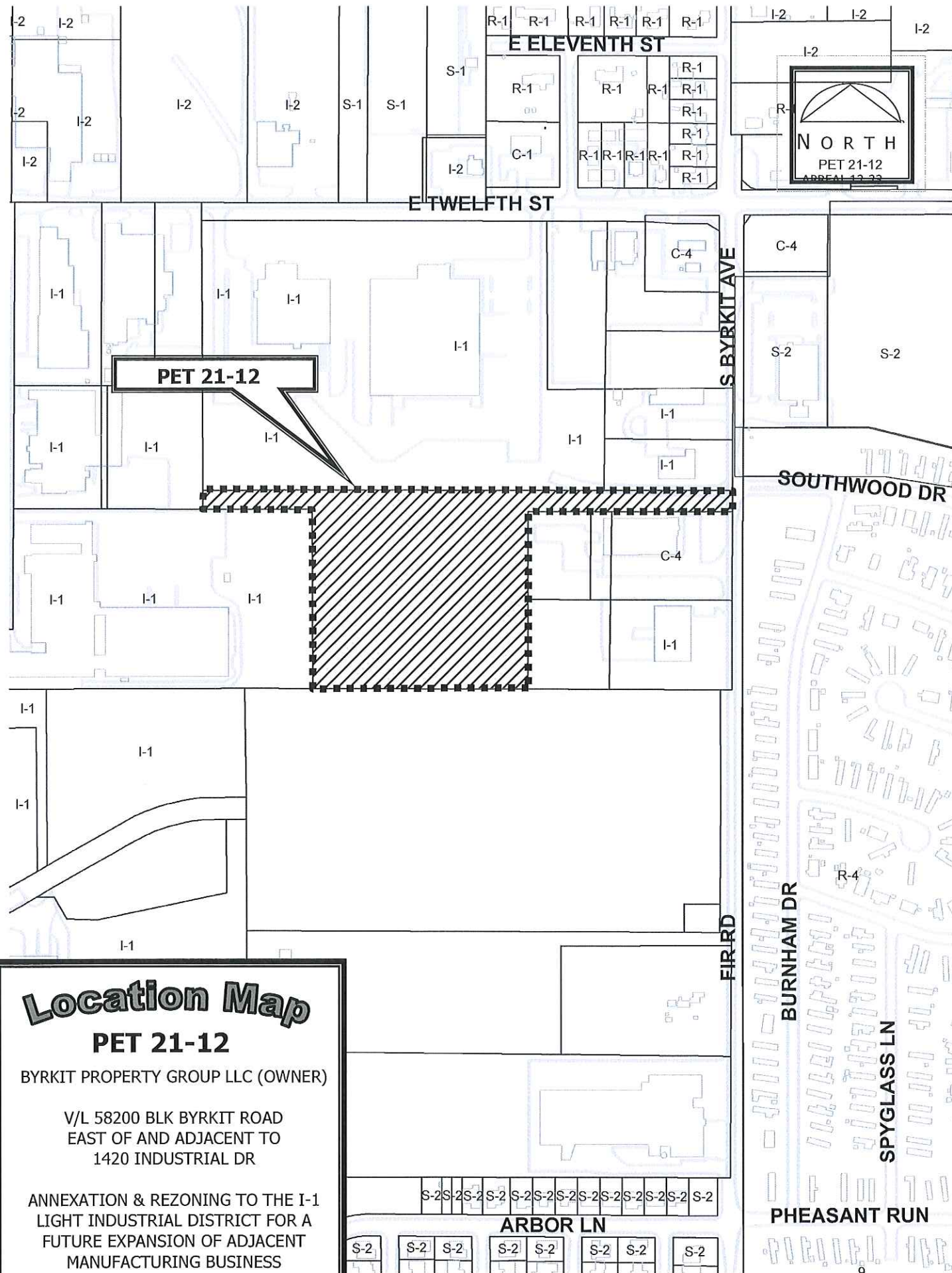
Straight line projection of two years unimproved and two years with improvements, assuming existing use remains and the tax rate and assessed valuation remains constant

- | | |
|---------------------------------|----------|
| • St. Joseph County | \$10,402 |
| • Penn Township | \$5,443 |
| • PHM School Corporation | \$14,150 |
| • Mishawaka Penn Harris Library | \$2,237 |
| • Airport Authority | \$665 |
| • South Bend Transpo | \$1,754 |
| • City of Mishawaka | \$30,718 |

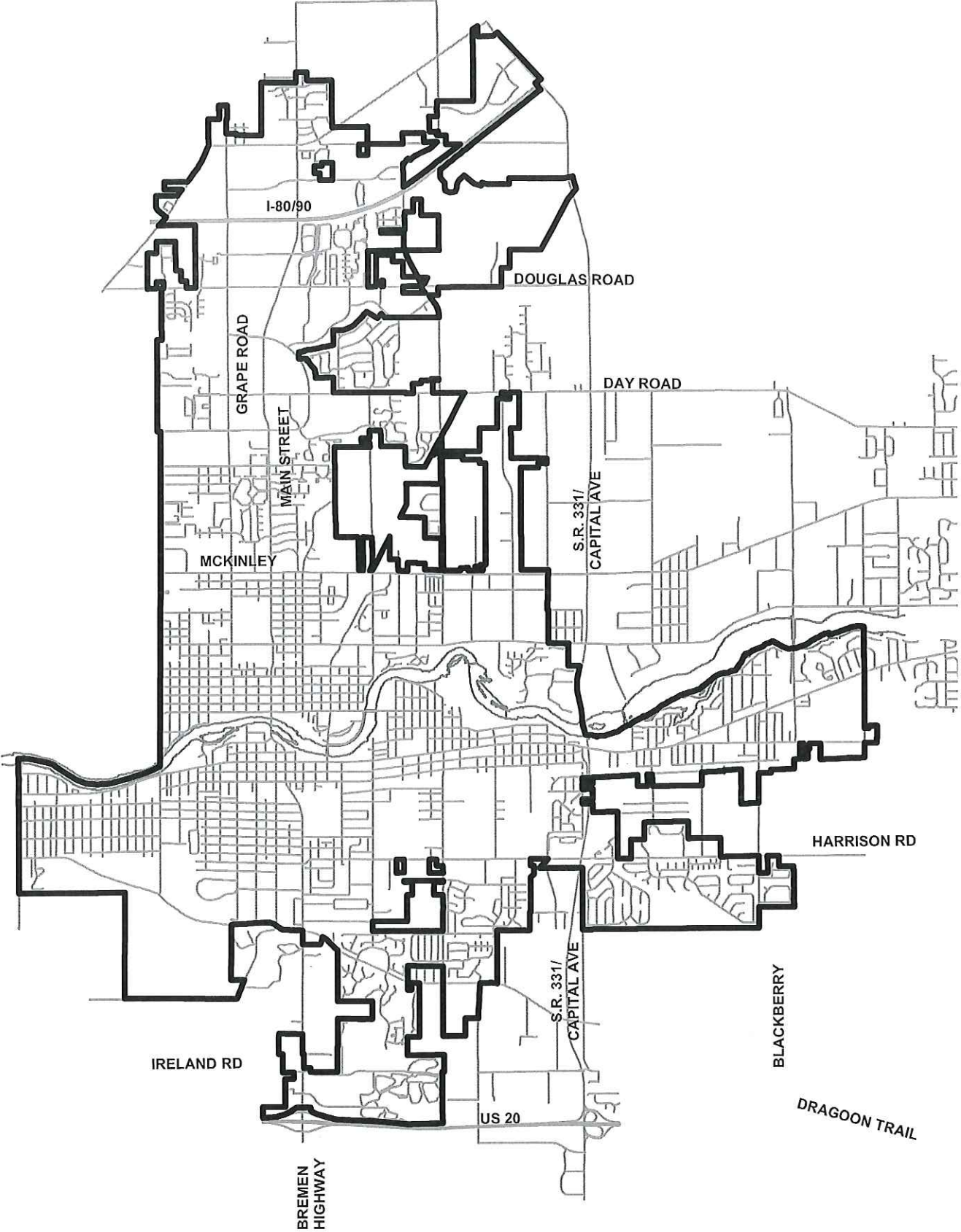
J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

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.

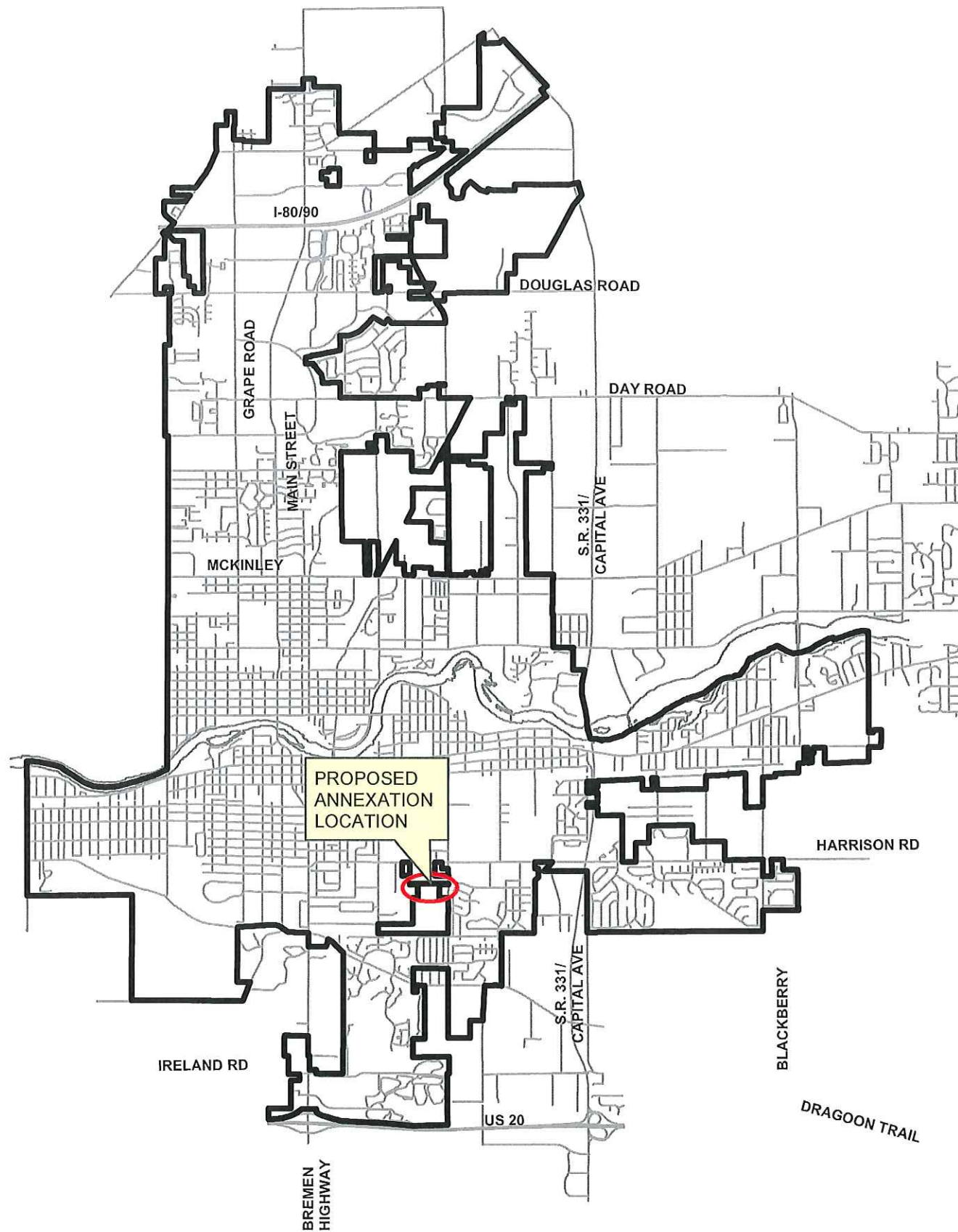
Upon reviewing the site and the information identified in Tab "D" / Appendix "G", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.



MAP OF EXISTING CITY LIMITS



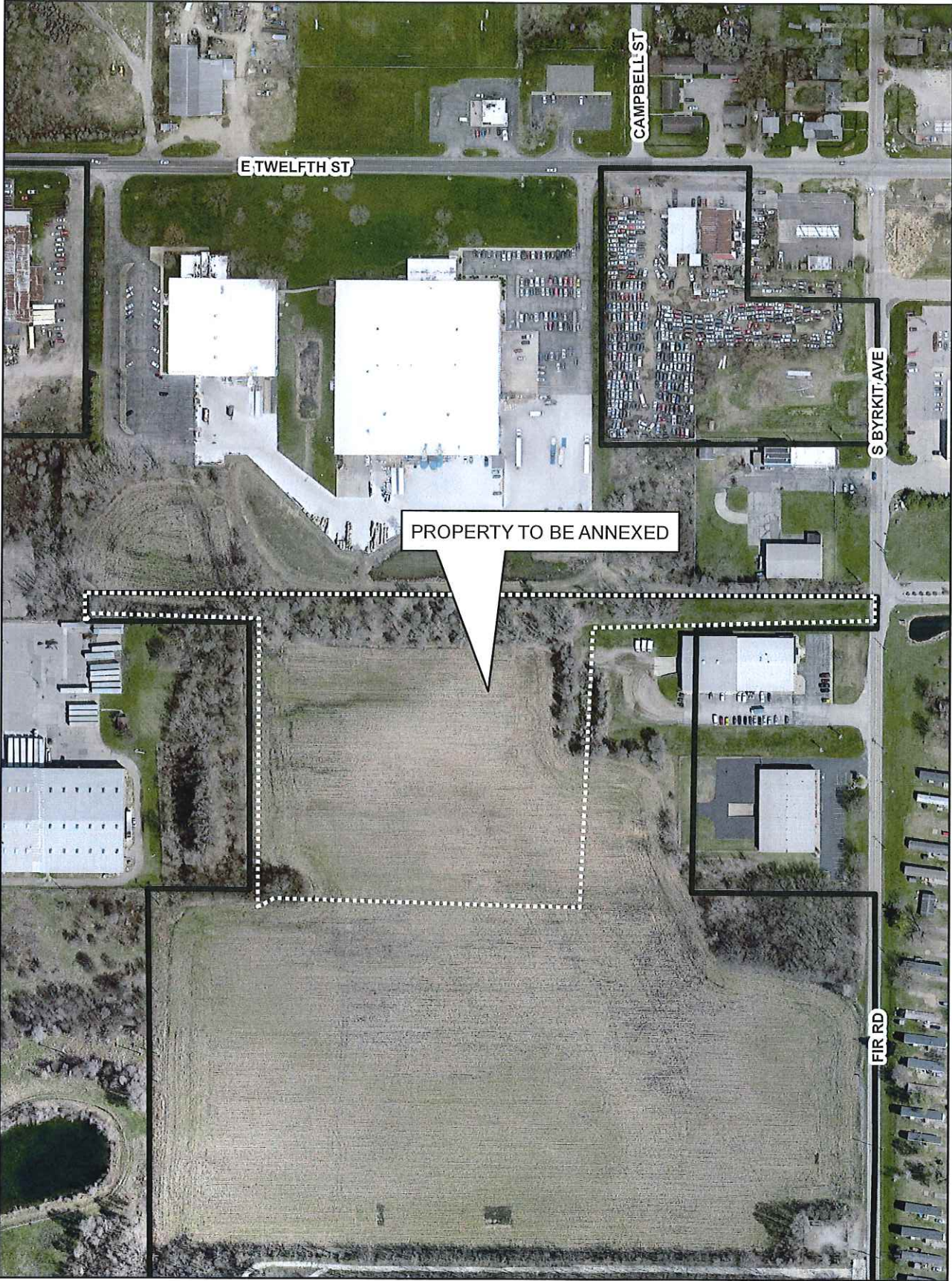
MAP OF PROPOSED CITY LIMITS



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



A view of the exsiting business along Industrial Drive

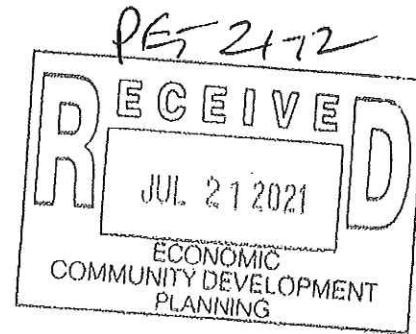


A towards the rear of the exsiting business along Industrial Drive



The 60' strip of property that touches S Byrkit Ave

DATE: July 19, 2021



TO THE: HONORABLE MEMBERS OF THE COMMON COUNCIL
CITY OF MISHAWAKA, INDIANA

RE: PETITION FOR ANNEXATION & REZONING FOR:

BYRKIT PROPERTY GROUP LLC
51129 SHAMROCK HILLS COURT
GRANGER, INDIANA 46530

THE UNDERSIGNED, BYRKIT PROPERTY GROUP LLC, RESPECTFULLY SHOW THAT
THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN
THE UNINCORPORATED PORTION OF ST. JOSEPH COUNTY, INDIANA:

PARCEL: ANNEXATION AND REZONING LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST
QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST,
PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF
SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE
EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE
CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO
THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST
LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE
WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A
DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF
622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET
MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS;
THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A
DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID
QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF
BEGINNING.

CONTAINING 9.15 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF
RECORD.

APPROXIMATE PROPERTY ADDRESS: 58200 BLOCK OF FIR ROAD.

THE ABOVE-DESCRIBED PARCEL OF LAND IS PRESENTLY ZONED "M"
MANUFACTURING INDUSTRIAL DISTRICT IN THE UNINCORPORATED COUNTY.

PETITIONERS DESIRE TO ANNEX AND REZONE THE REAL ESTATE DESCRIBED
ABOVE TO THE "I-1" LIGHT INDUSTRIAL DISTRICT CLASSIFICATION. THE
PURPOSE FOR THE ANNEXATION AND REZONING IS TO ALLOW FOR A FUTURE
EXPANSION OF THE JAMIL PACKAGING CORPORATION FACILITY LOCATED ADJACENT
TO AND WEST OF THE PETITION SITE.

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 ANNEXATING AND REZONING THE ABOVE DESCRIBED PARCEL OF REAL ESTATE LOCATED IN THE CITY OF MISHAWAKA.


Michael S. Krizman, Manager
FOR: BYRKIT PROPERTY GROUP LLC
51129 SHAMROCK HILLS COURT
GRANGER, INDIANA 46530
PH.NO. 574-271-9952

CONTACT PERSON:

MICHAEL DANCH
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, INDIANA 46628
(574) 234-4003.
MDANCH@DANCHHARNER.COM

150214
9/19/15

SW

C/L 12th STREET

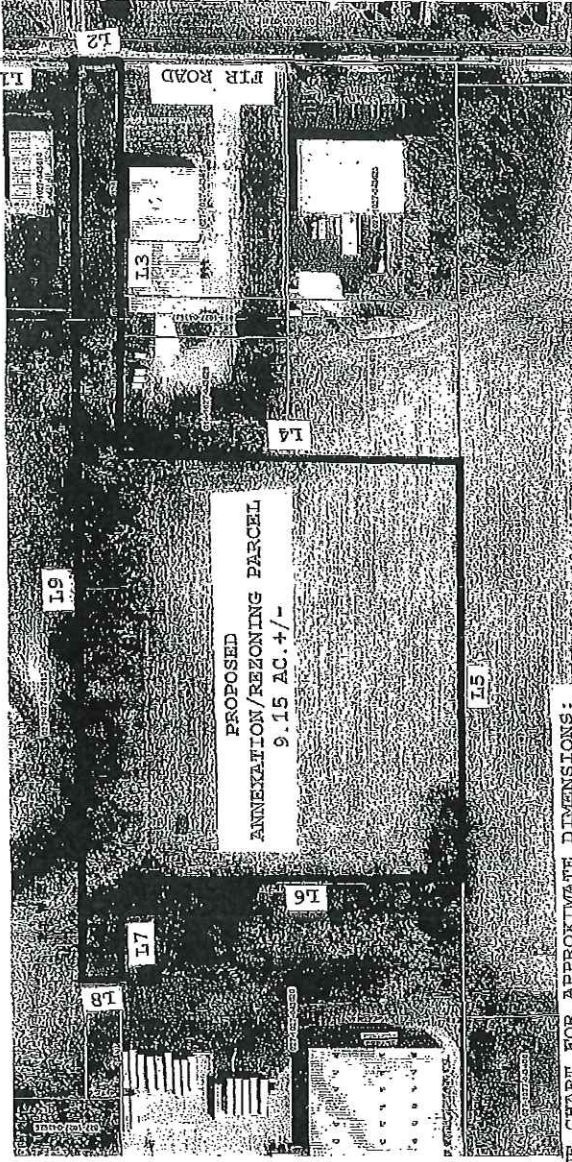
ANNEXATION DIAGRAM

065 21-12

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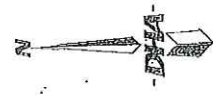
JUL 21 2021

ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING



LINE CHART FOR APPROXIMATE DIMENSIONS:

LINE	DIRECTION	DISTANCE +/-
L1	SOUTH	759.23 FT.
L2	SOUTH	50.00 FT.
L3	WEST	561.68 FT.
L4	SOUTH	507.90 FT.
L5	WEST	622.49 FT.
L6	NORTH	487.37 FT.
L7	WEST	137.22 FT.
L8	NORTH	81.54 FT.
L9	EAST	1321.44 FT.



Scale 1" = 200'



Danch, Harner & Associates, Inc.

Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Office: (574)234-4003 / (800)594-4003 • Fax: (574)234-4119
1643 Commerce Drive • South Bend, IN 46628

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1 / 2

Annexation Fiscal Plan

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINIUNG SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.
CONTAINING 9.15 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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. In late 2019, a new 2 million gallon reservoir went online with the rehabilitation of the old 3 million gallon tank occurring throughout 2020. The 3 million gallon tank went online in January 2021. Planned future improvements include a new water treatment facility and well field along Veteran's Parkway near Juday Creek and a new 1.5 million gallon elevated tank in the north part of the City. Construction is anticipated to begin in 2021 and take between 18 months to two years.

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 nearly 8,300 calls in 2020. 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 120,000 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 \$14.86. For senior citizens, the rate is \$12.09. 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 within Industrial Drive serving existing business located at 1420 Industrial Drive. The current business at 1420 Industrial Drive has shared the intent to expand east across the parcel proposed for annexation. If any future connections to sanitary sewer are needed, connection shall be made at the existing on-site sewers which connect to Industrial Drive. The cost of the connections shall be the responsibility of the owner/developer. This sanitary sewer connection will discharge into the sanitary sewer system that is publicly maintained, has ample capacity, and ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant.

Existing Road/Transportation Infrastructure

Currently the site frontage on Byrkit Avenue is 750LF south of Twelfth Street intersection, which is a truck route. Twelfth Street is improved from Campbell to Capital (SR331), which is a three lane section, one lane each direction and center turn Lane. In the near future (2025/2026) the City of Mishawaka will be constructing the final phase of improvements completing the Twelfth Street corridor from Campbell west to Union Street. After construction is complete, E. Twelfth Street will be a three-lane section with one westbound travel lane, one eastbound travel lane, and a shared center left turn lane from Union to Capital (SR 331). For Byrkit Avenue frontage, a minimum of 40 LF on the half right-of-way is required from this parcel if not already dedicated. With development of the proposed annexed parcel, the City of Mishawaka may require a deceleration lane with associated dedication of additional right-of-way for Byrkit Avenue, but will reserve comment until the final site plan is presented for review.

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. If any new on-site improvements are planned, the additional stormwater runoff generated by those improvements shall be retained on-site as stated above. 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 are 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 I-1 Light Industrial District, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2021 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES

Salaries and Wages

			biweekly
411-01	Director of Engineering	81,043.00	3,117.01
411-02	Assistant Director	67,278.00	2,587.59
	Project Manager	57,017.00	2,192.95
	Traffic Manager	55,603.00	2,138.55
	Project Coordinator	41,437.00	1,593.70
	Office Manager	36,607.00	1,407.93
	City GIS Coordinator	<u>55,603.00</u>	2,138.55

See MU salary ordinance for utility portion of salaries 394,588.00

Other Personal Services

411-65 PE Certification 10,000.00 192.31

404,588.00

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
427,088.00

ELECTRIC SERVICE

Services and Rates

Mishawaka Utilities – Electric Division *currently serves the proposed annexation area as it is already in our franchise boundary.*

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

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

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

Personnel

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

- Engineering: Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.
- Construction: Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeyman, 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.

Electric

Revenue

610.00

361.00	Interest Income	10,000.00	
371.12	Residential Sales	15,972,100.00	
371.14	Commercial Sales	3,675,600.00	
371.18	Customer Charge	2,202,200.00	
371.20	Customer Sales - Municipal Sales	1,178,600.00	
371.22	Customer Charges - Municipal Sales	54,500.00	
371.23	Outdoor Protective Lights	161,900.00	
371.24	Commercial Heating	107,200.00	
371.28	OPL - Municipal	32,600.00	
371.29	Commercial Power	19,092,700.00	
371.33	Commercial Primary Power	411,100.00	
371.35	Power Transformers Owned	2,641,200.00	
371.39	I&M Municipal	80,500.00	
371.40	Industrial Power Service	5,289,900.00	
371.41	School Service	879,700.00	
371.42	I&M Cost Adjustment	4,277,000.00	
373.11	Municipal Street Lighting	468,400.00	
380.10	Penalty	300,000.00	
381.05	Construction	25,000.00	
381.12	Reconnect/Service Charges	128,000.00	
381.14	Overhead or Underground Lines	224,000.00	
381.15	Transformers	40,000.00	
381.16	Street Lights	32,000.00	
381.21	Sale of Scrap Metal	16,000.00	
381.23	Turn on Electric	168,000.00	
381.30	Cablevision	2,032.00	
381.40	Operational Revenue	300,000.00	
391.06	B.O. Shared Expense Reimbursement	764,122.00	
			58,534,354.00

1 Personal Services**610.55****Salaries & Wages**

biweekly

411.02	Division Manager	85,202.00	3,276.97
	Superintendent	90,311.00	3,473.48
	Systems Reliability Supervisor	77,644.00	2,986.28
	Construction Foreman	87,693.00	3,372.79
	Substation Supervisor	67,953.00	2,613.57
	Project Manager	67,953.00	2,613.57
	Operations Coordinator	55,772.00	2,145.05
	Senior Engineering Assistant		
	@ 55,603	222,412.00	2,138.55
	Substation Technician	54,547.00	2,097.95
	Engineering Assistant	54,440.00	2,093.81
	Project Coordinator	42,619.00	1,639.17
	Metering Manager	67,953.00	2,613.57
	GIS Engineering Assistant	48,256.00	1,855.97
	Journeyman Lineman		
	9 @ 42.06/Hour	787,338.00	3,364.67
	Apprentice Level 7		
	2 @ 35.16/Hour	73,131.00	2,812.71
	Apprentice Level 6		
	2 @ 34.53/Hour	71,826.00	2,762.50
	Apprentice Level 5		
	6 @ 33.28/Hour	207,648.00	2,662.13
	Apprentice Level 4		
	6 @ 32.65/Hour	203,736.00	2,611.97
	Apprentice Level 1		
	4 @ 29.51/Hour	122,776.00	2,361.07
	Machine Operator A		
	1 @ 27.42/Hour	57,039.00	2,193.79
	Clerk/Dispatcher A		
	2 @ 24.34/Hour	101,248.00	1,947.07
	Meter Reader		
	4 @ 22.94/Hour	190,840.00	1,834.99
	Service Representative		
	5 @ 24.65/Hour	256,385.00	1,972.17
	Substation Lineworker		
	1 @ 44.50/Hour	92,560.00	3,560.00
	Buildings & Grounds Technician		
	1 @ 20.55/Hour	42,744.00	1,644.00

Advanced Line Worker Cert I - .75/Hour	14,040.00	
Advanced Line Worker Cert II - .75/Hour	14,040.00	
Crew Leader - .75/Hour	9,360.00	
Journeyman CL - 1.50/Hour	15,600.00	
Instructor Trainer Certification Bonus - .75/Hour	3,120.00	
Thermographer Certification Bonus - .75/Hour	1,560.00	
		3,287,746.00
<u>Other Personal Services</u>		
411.60 Overtime	100,711.00	
411.63 Longevity	39,020.00	
411.64 FTO (Flexible Time Off) Plan	25,000.00	
		164,731.00
<u>Employee Benefits</u>		
413.01 Social Security Taxes	214,054.00	
413.02 Medicare	50,061.00	
413.05 Health Insurance	1,027,100.00	
413.06 Life Insurance	2,565.00	
413.08 Deferred Compensation Match	30,948.00	
413.12 Pension Benefit	460,800.00	
		1,785,528.00
2 Supplies		
610		
<u>Office Supplies</u>		
54.42122 Office Supplies	5,000.00	
54.42273 Computer Expenses	5,000.00	
		10,000.00
<u>Other Supplies</u>		
54.42276 Uniforms	30,000.00	
56.42229 Plant Operation	75,000.00	
56.42318 Plant Maintenance Supplies	15,000.00	
		120,000.00
3 Other Services and Charges		
610		
<u>Professional Charges</u>		
52.45915 Purchase Power	35,650,000.00	
54.43102 Legal Fees	25,000.00	
54.43103 Outside Services	150,000.00	
54.43104 Professional Fees	30,000.00	
		35,855,000.00
<u>Communication and Transportation</u>		
54.43210 Transportation Expense	65,000.00	
54.43212 Travel Expense	15,000.00	
54.43930 Education Expense	10,000.00	
54.43931 Apprentice Program	15,000.00	
		105,000.00
<u>Insurance</u>		
54.43410 Insurance - Property, Auto, WC	225,000.00	
		225,000.00

Utilities

54.43511	Natural Gas Purchase	15,000.00	
54.43512	Water Purchase	7,400.00	
54.43581	CMP Fuel Purchase	50,000.00	
54.45915	Electric Purchase	30,000.00	
			102,400.00

Repairs and Maintenance

54.42200	Street Lights	25,000.00	
54.42263	Meters Expense	5,000.00	
54.42264	Underground Line Expense	75,000.00	
54.42265	Distribution Construction Expense	5,000.00	
54.42266	Substation Expense	100,000.00	
54.42267	Overhead Line Expense	225,000.00	
54.42274	Stores Equipment	1,000.00	
54.42300	Structures	30,000.00	
54.42330	Transformers	3,000.00	
54.42350	Maintenance of Equipment and Service	45,000.00	
54.42365	Small Tools Expense	50,000.00	
54.43100	Contracted Services	10,000.00	
54.43101	Contracted Services - Line Clearing	225,000.00	
54.43161	Contracted Services - Substations	400,000.00	
			1,199,000.00

Other Services and Charges

50.45200	Transfer to City	1,000,000.00	
50.49500	PiLoT	679,594.00	
54.42310	Safety Equipment/Expense	50,000.00	
54.43900	Operational Expense	15,000.00	
54.43928	Permit Fees	55,000.00	
54.43929	Dues, Fees, Subscriptions	56,300.00	
61.49400	Indiana Gross Income Tax	794,455.00	
			2,650,349.00
			45,504,754.00

4 Capital Outlays

612			
164.13	Poles, Towers and Fixtures	500,000.00	
164.15	Underground Conduit	450,000.00	
164.16	Underground Conductors and Wire	500,000.00	
164.17	Line Transformers	125,000.00	
164.19	Structures/Improvements	1,500,000.00	
164.22	Street Lights	300,000.00	
164.26	Pad Mount Transformers	400,000.00	
165.13	Office Furniture, Equipment	50,000.00	
165.14	Testing Equipment	75,000.00	
165.15	Tools/Garage/Shop Equipment	10,000.00	
165.16	Power Operated Equipment	140,000.00	
165.17	Meters	275,000.00	
165.30	Construction Tools	10,000.00	
165.31	Plant in Service	100,000.00	
165.44	Computer Equipment Hardware	20,000.00	
165.46	Computer Equipment Software	10,000.00	
165.47	Computer Equipment GIS	10,000.00	
167.20	Transportation Equipment	500,000.00	
170.01	Substation Equipment	5,055,000.00	
170.05	Overhead Conductors and Devices	400,000.00	
			10,430,000.00

Net Surplus/Deficit		2,599,600.00	
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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's average response time to calls is just over 6 minutes within 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 2020 out of 8,269 runs 6,259 or roughly 75% 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 2020 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 2020 Mishawaka's rating improved from 78.65% out of a maximum of 100% in 2012 to 88.35% out of 100% in 2020.

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 2020 the Fire Prevention Bureau performed 948 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
2021 BUDGET

FIRE/EMS DEPARTMENT
101-19

**See salary ordinances for any changes*

1 PERSONAL SERVICES

Salaries and Wages

411-01	Fire Chief	81,317.00	biweekly	3,127.54
411-02	Assistant Chief			
	3 @ 75,450	226,353.00		2,901.94
	Battalion Chief			
	3 @ 68,632	205,896.00		2,639.69
	Captains 15 @ 65,327	979,905.00		2,512.57
	Lieutenants			
	15 @ 63,541	953,115.00		2,443.86
	Fire Inspectors			
	1 @ 65,327 2 @ 63,541	192,409.00	2,512.57	2,443.86
	Driver Operator			
	30 @ 61,784	1,853,520.00		2,376.29
	1st Class Firefighter			
	34 @ 61,290	2,083,894.00		2,357.32
	Master Firefighters			
	11 @ 58,823	<u>647,053.00</u>		2,262.42
				7,223,462.00

Civilian

	Administrative Assistant	<u>43,210.00</u>		1,661.91
				43,210.00

Other Personal Services

411-12	Specialty Pay	289,300.00		
411-60	Overtime	650,000.00		
411-66	Uniform Allowance 115 @ 1,250	143,750.00		
411-67	Pension Equalization	<u>11,100.00</u>		

1,094,150.00

Employee Benefits

413-01	Social Security	14,000.00		
413-02	Medicare	122,000.00		
413-03	INPRS 14.2%	32,100.00		
413-05	Health Insurance	2,800,000.00		
413-06	Life/Disability Insurance	6,500.00		
413-08	Deferred Comp Match	70,000.00		
413-09	77 Pension 20.5%	<u>1,450,000.00</u>		

4,494,600.00

12,855,422.00

CITY OF MISHAWAKA
2021 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 130,000.00

Other Supplies

429-10 Public Education

Training/ Seminar

Supplies/Refreshments 6,000.00

342,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Clinic Services 155,000.00

431-11 Physicals 45,000.00

Communication and Transportation

432-03 Travel and Training 65,000.00

Repairs and Maintenance

436-01 Building/ Equipment Repair 100,000.00

Professional Services

436-90 Service Contracts 150,000.00

436-91 Laundry Maintenance 3,000.00

Other Services and Charges

439-03 Subscriptions, Dues, etc. 20,000.00

538,000.00

13,735,422.00

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 Ball-Band Biergarten, opening in July 2020, is a unique event and gathering space along the popular Riverwalk and increasingly vibrant downtown. The center of the building will provide a service area for beverages and limited concessions to be enjoyed by all ages.

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 2021 budget has been included for reference.

CITY OF MISHAWAKA
2021 BUDGET

PARK AND RECREATION
204-50

1 PERSONAL SERVICES

Salaries and Wages

			biweekly
411-01	Department Head	70,319.00	2,704.57
411-02	Regular Employees	476,261.00	
	Group 1: 14@21.19*2092	620,613.00	
411-03	Temporary/Summer Help	525,000.00	1,692,193.00
	CS reimburse - 55,6244* 1.55 for assts.	86,217.00	
	Reimburse MVH Director - 65,906*5%	3,295.00	<u>89,512.00</u>
			1,781,705.00

Other Services Personal

411-60	Overtime	25,000.00	
411-63	Longevity	14,170.00	
411-64	FTO	10,000.00	49,170.00

Employee Benefits

413-01	Social Security	105,000.00	
413-02	Medicare	25,000.00	
413-03	INPRS 14.2%	160,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Insurance Benefits	360,000.00	
413-06	Life Insurance	1,500.00	
413-08	Deferred Comp Match	8,000.00	

664,500.00
2,495,375.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	8,000.00	
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Operating Supplies

422-02	Gas, Oil, Parts, etc.	73,000.00	
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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	45,000.00	
429-21	Other Concessions	5,000.00	
429-23	Merrifield Concessions	<u>28,000.00</u>	

389,500.00

CITY OF MISHAWAKA
2021 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 130,000.00

Utility Services

435-01 MU/AEP Charges 500,000.00

435-02 NIPSCO 50,000.00

Repairs and Maintenance

436-01 Equipment/Facility Repair 75,000.00

436-90 Service Contracts 110,000.00

Rentals

437-05 Uniforms/Port-o-lets 17,500.00

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

1,019,500.00

3,904,375.00

CITY OF MISHAWAKA
2021 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

1 PERSONAL SERVICES

Salaries and Wages

411-03 Temporary Help	<u>25,000.00</u>	25,000.00
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2 SUPPLIES

Other Supplies

429-09 Merrifield Supplies and Repairs	35,000.00	
429-09 Wilson Supplies and Repairs	10,000.00	
429-17 Landscaping/Chemical Supplies	<u>70,000.00</u>	115,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-06 Consulting	75,000.00	
436-90 Animal Control	15,000.00	

Communication and Transportation

432-04 Wilson Hill Phone and Internet	2,500.00	
436-90 GPS Contract	19,000.00	

Repairs and Maintenance

436-01 Golf Cart Repair	5,000.00	
436-22 Athletic Field Maintenance	<u>8,000.00</u>	124,500.00

4 CAPITAL OUTLAYS

Machinery and Equipment

444-10 Golf Carts	<u>68,900.00</u>	
		<u>68,900.00</u>
		<u>333,400.00</u>

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 108 sworn officers. The Department has 23 officers on the day shift, 23 on the afternoon shift, and 23 on midnights, making for a total of 69 officers in the Uniform Division, plus 3 Captains; 1 Captain for each shift.

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 65 hours of training, compared with minimums of 24+ statewide.

Equipment

The Police Department has a take-home patrol car program. Currently, there are 108 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, 652 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 be 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 instrumental in responding to several high-profile cases in 2020 including six homicide scenes between July and December. Other notable arrests were for robbery suspects, narcotics arrest, firearms, stolen autos and the capture of several felons wanted on warrants.

These events are not uncommon; as the uniform officer is normally the first to arrive on scene during an emergency call situation. They are the face of the Department. Promoting a positive working relationship within the community helps to keep peace and harmony in our neighborhoods.

The Uniform Division was tasked with covering over 40,013 calls for service in 2020. That number also reflects reporting on 1,774 vehicle crashes.

For general information purposes, a copy of the year 2021 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
2021 BUDGET

POLICE DEPARTMENT
101-20

**See salary ordinances for any changes*

1 PERSONAL SERVICES

Salaries and Wages

			biweekly
411-01	Police Chief	81,700.00	3,142.30
411-02	Assistant Chief		
	3 @ 75,889	227,667.00	2,918.78
	Captain		
	6 @ 64,713	388,278.00	2,488.93
	Lieutenant		
	14 @ 63,494	888,916.00	2,442.04
	Sergeant		
	20 @ 62,315	1,246,300.00	2,396.71
	1st Class Patrol Officer		
	46 @ 61,522	2,830,012.00	2,366.22
	2nd Class Patrol Officer		
	18 @ 54,976	<u>989,568.00</u>	<u>2,114.45</u>
			6,652,441.00

Civilians

	Administrative Assistant	43,210.00	1,661.91
	Administrative Secretary	37,089.00	1,426.48
	Secretary 2 @ 36,624	73,248.00	1,408.61
	Parking Personnel	36,624.00	1,408.61
	Property Manager	40,212.00	1,546.60
	Office Manager	<u>38,476.00</u>	<u>1,479.84</u>
			268,859.00

Crossing Guards 20 @ 7,766

155,320.00

411-03 Substitute Crossing Guard
Temporary Help/Part-time

2,000.00

20,000.00

411-65 IDACS Specialist

500.00

177,820.00

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	914,600.00

Employee Benefits

413-01	Social Security	30,000.00	
413-02	Medicare	118,000.00	
413-03	INPRS 14.2%	40,000.00	
413-05	Health Insurance	2,650,000.00	
413-06	Life Insurance	6,250.00	
413-08	Deferred Comp Benefit	50,000.00	
413-10	77 Pension 20.5%	<u>1,325,000.00</u>	<u>4,219,250.00</u>
			12,232,970.00

CITY OF MISHAWAKA
2021 BUDGET

POLICE DEPARTMENT
101-20

2 SUPPLIES

Operating Supplies

422-01 Operating Supplies 110,000.00

Other Supplies

429-11 Seminars/ Community Relations 1,000.00 111,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Clinic Services 0.00

431-11 New Hire Physicals - Police/Fire 0.00

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 100,000.00

436-90 Service Contracts 350,000.00

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

477,800.00
12,821,770.00

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 2020 budget has been included for reference.

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 \$14.86. 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 \$12.09 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.

CITY OF MISHAWAKA
2021 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES

<u>Salaries and Wages</u>			biweekly
411-02	Assistant 4 @ 55,624	222,496.00	2,139.36
	Fleet Maintenance Technician		
	6 @ 22.30*2092	279,910.00	
	Group 1: 4 @ 21.19*2092	177,318.00	
	PT maintenance 1040 hrs @ 11.00	11,440.00	
	Reimburse MVH Director - 65,906*5%	<u>3,295.00</u>	
			694,459.00
<u>Other Services Personal</u>			
411-60	Overtime	15,000.00	
411-63	Longevity	<u>7,070.00</u>	
			<u>22,070.00</u>
			716,529.00

2 SUPPLIES

<u>Office Supplies</u>			
421-90	Office Supplies	2,000.00	
<u>Operating Supplies</u>			
422-02	Gas, Oil, etc.	800,000.00	
422-05	Equipment/ Vehicle/Maint Supplies	110,000.00	
<u>Other Supplies</u>			
429-08	Uniform/ Supplies	<u>5,750.00</u>	
			917,750.00

3 OTHER SERVICES AND CHARGES

<u>Professional Services</u>			
431-09	Health Screenings/ Vaccines	1,000.00	
<u>Communication and Transportation</u>			
432-03	Travel and Training	1,000.00	
<u>Repairs and Maintenance</u>			
436-01	Building Repair / Equipment/Maint	70,000.00	
<u>Rentals</u>			
437-05	Uniforms	10,000.00	
<u>Other Services and Charges</u>			
439-09	Miscellaneous Charges	<u>1,500.00</u>	
			83,500.00
			<u>1,717,779.00</u>

CITY OF MISHAWAKA
2021 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1 PERSONAL SERVICES

Salaries and Wages

biweekly

411-01	Street Commissioner	65,906.00	2,534.81
411-02	Office Administrator	36,855.00	1,417.49
	Office Manager	36,607.00	1,407.93
	Group 1: 32 @ 21.19*2092	1,418,543.00	
	CS reimburse - 55624* 1.55 for assts.	86,217.00	
			1,644,128.00

Other Services Personal

411-60	Overtime	80,000.00	
411-63	Longevity	18,880.00	
411-64	FTO (Flexible Time Off) Plan	8,000.00	
			106,880.00

Employee Benefits

413-01	Social Security	103,000.00	
413-02	Medicare	24,000.00	
413-03	INPRS 14.2%	235,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Ins Benefits	600,000.00	
413-06	Life Insurance	1,900.00	
413-08	Deferred Comp Match	10,000.00	
			978,900.00
			2,729,908.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	1,500.00	
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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	
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Communication and Transportation

432-03	Travel and Training	3,000.00	
432-04	Telephone/ Paging	7,500.00	

Printing and Advertising

433-02	Publications	500.00	
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CITY OF MISHAWAKA
2021 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

<u>Rentals</u>		
437-05	Uniforms	16,000.00
<u>Other Services and Charges</u>		
439-09	Miscellaneous Charges	<u>3,000.00</u>
		35,000.00
4 CAPITAL OUTLAYS MVHR		
Improvements Other than Buildings		
442-01	Street Repair	<u>750,000.00</u>
		<u>750,000.00</u>
		3,558,408.00

LOCAL ROAD AND STREET
202-50

4 CAPITAL OUTLAYS		
<u>Improvements other than Buildings</u>		
442-04	Sidewalk and Curb Program	300,000.00
	50/50 Program	25,000.00
445-02	MVH Equipment	185,000.00
	CSD Equipment	<u>42,000.00</u>
		<u>552,000.00</u>

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 2020, an average flow of 9.21 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff

Twenty-six people staff the wastewater utility. There are 5 managers/supervisors, 4 chemists, 9 operators, 6 maintenance technicians, 1 buildings and grounds technician 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. In 2020 the Willow Creek Lift Station was completely re-built following a catastrophic failure of the station.

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

In 2020 the replacement of the effluent troughs in the 4 west side final clarifiers was completed.

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 2020 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	87%	0.49
Ammonia Nitrogen	96%	<0.46

During 2020 there were 3 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.

Wastewater

Revenue

606.00			
371.10	Commercial/Industrial Sales	9,860,264.00	
371.15	Commercial Pretreatment Sales	83,424.00	
371.21	Residential Sales	9,847,486.00	
371.27	Industrial Pretreatment Sales	32,438.00	
371.30	Municipal Sales	445,602.00	
371.31	Municipal Pretreatment Sales	2,753.00	
380.10	Penalty	142,365.00	
380.20	Penalty/Pretreatment	500.00	
381.73	Inspection Fees	6,563.00	20,421,395.00
Operational Revenue			
381.10	Meter Charge	7,500.00	
381.26	Industrial Permits	2,214.00	
381.28	Customer Service Charge	660.00	
381.61	Televising Lines	10,000.00	
381.75	Sewer - FOG Fees	9,300.00	
381.76	Sale of Scrap	1,000.00	
399.00	Other Revenue	50,000.00	80,674.00
Interest Income			
361.00	Interest	125,000.00	125,000.00
607.00			
381.41	T. I. F. Credit	3,360,000.00	3,360,000.00
608.00			
381.71	Connection Fees	25,000.00	25,000.00
			24,012,069.00

1 Personal Services

606.80

Salaries & Wages

			biweekly
411.02	Division Manager	80,452.00	3,094.27
	Assistant Manager	68,608.00	2,638.74
	Operations Manager	65,441.00	2,516.94
	Chief Chemist	62,654.00	2,409.76
	Chemist		
	3 @ 58,009	174,027.00	2,231.12
	Maintenance Manager	60,817.00	2,339.11
	Operations Coordinator	52,647.00	2,024.87
	Chief Operator		
	1 @ 25.76/Hour	53,582.00	2,060.83
	Utility Operator A		
	4 @ 24.49/Hour	203,720.00	1,958.82
	Utility Operator B		
	2 @ 22.90/Hour	95,248.00	1,831.69
	Utility Operator C		
	3 @ 22.03/Hour	137,457.00	1,762.26
	Dewatering Mechanic		
	1 @ 27.49/Hour	57,170.00	2,198.85
	Maintenance Technician A		
	5 @ 25.13/Hour	261,385.00	2,010.62
	Buildings & Grounds Technician		
	1 @ 20.55/Hour	42,744.00	1,644.00
	Certification Premium Class II - 3 @ 1,200	3,600.00	
	Certification Premium Class IV - 4 @ 3,000	12,000.00	
	Certification Bonus Class I - .35/Hour	1,456.00	
	Certification Bonus Class II - .45/Hour	1,872.00	
	Certification Bonus Class IV - 1.00/Hour	6,240.00	
	Shift Premium (1st Shift) - .40/Hour	1,664.00	
	Shift Premium (2nd Shift) - .30/Hour	1,248.00	
	Swing Shift Premium - .50/Hour	2,080.00	
	Holiday Pay	27,116.00	
			1,473,228.00

<u>Other Personal Services</u>		
411.60 Overtime	120,000.00	
411.63 Longevity	20,680.00	
411.64 FTO (Flexible Time Off) Plan	4,272.00	144,952.00
<u>Employee Benefits</u>		
413.01 Social Security Taxes	100,328.00	
413.02 Medicare	23,464.00	
413.05 Health Insurance	509,300.00	
413.06 Life Insurance	1,323.00	
413.08 Deferred Compensation Match	13,733.00	
413.12 Pension Benefit	240,000.00	888,148.00
2 Supplies		
606		
<u>Office Supplies</u>		
80.42122 Office Supplies	4,000.00	
80.42212 Operation Supplies/Maintenance	50,000.00	
80.42226 Lab Supplies/Equipment	30,000.00	84,000.00
<u>Other Supplies</u>		
80.42276 Uniforms	6,500.00	6,500.00
3 Other Services and Charges		
606		
<u>Professional Charges</u>		
80.43102 Legal Fees	100,000.00	
80.43104 Professional Services	150,000.00	
80.43116 Outside Lab Analysis	12,000.00	262,000.00
<u>Communication and Transportation</u>		
80.43200 Travel	5,500.00	
80.43210 Transportation Expense	500.00	
80.43930 Education	4,000.00	10,000.00
<u>Insurance</u>		
80.43410 Insurance - Property, Auto, WC	190,000.00	190,000.00
<u>Utilities</u>		
80.43511 Natural Gas Purchase	80,000.00	
80.43512 Water Purchase	100,000.00	
80.43581 CMP Fuel Purchase	2,500.00	
80.45915 Electric Purchase	550,000.00	732,500.00

Repairs and Maintenance

80.42509	Hypochlorite Solution	55,000.00	
80.42510	Pretreatment Materials	5,500.00	
80.42511	Ferrous Chloride & Parts	95,000.00	
80.42512	Sodium Bisulfite	50,000.00	
80.42513	Polymer	100,000.00	
84.42224	Sludge Thickening	5,000.00	
84.42227	Biosolids Dewatering	20,000.00	
84.42313	Disinfection Equipment	20,000.00	
84.42314	Digester System	305,000.00	
84.42315	Primary Tank	6,500.00	
84.42316	Secondary Tank	275,000.00	
84.42317	Grit System	5,000.00	
84.42319	Blowers	7,000.00	
84.42321	Buildings & Grounds	115,000.00	
84.42322	Equipment	4,000.00	
84.42325	Lift Station Maintenance	50,000.00	
84.42326	SCADA - Telemetry System	30,000.00	
84.42328	Screening Equipment	5,000.00	
84.42333	Pumps & Motors	20,000.00	
84.43140	Biosolids Land Application	100,000.00	
			1,273,000.00

Other Services and Charges

50.45200	Debt Service	8,081,392.00	
50.49500	PiLoT	2,184,408.00	
80.42310	Safety Equipment/Expense	3,000.00	
80.43114	Permit Fees	25,000.00	
80.43900	Operational General Expense	2,000.00	
80.43929	Dues, Fees, Subscriptions	3,350.00	
80.43165	B.O. Shared Expenses	382,061.00	
			10,681,211.00
			15,745,539.00

4 Capital Outlays

608			
162.03	Lift Station Structures	793,000.00	
164.02	Plant - Structures & Improvements	760,000.00	
164.19	Structures & Improvements	150,000.00	
167.20	Transportation Equipment	90,000.00	
			1,793,000.00

Sewer

1 Personal Services

606.86

Salaries & Wages

411.02	Department Manager	64,660.00	2,486.90
	Assistant Manager	54,231.00	2,085.77
	Project Coordinator	42,619.00	1,639.17
	Locate/Bonds/Permit Coordinator	37,658.00	1,448.35
	Assistant Director of Engineering	7,372.00	283.53
	Advanced Operator		
	4 @ 24.33/Hour	202,412.00	1,946.25
	GIS Coordinator		
	2 @ 23.55/Hour	97,986.00	1,884.33
	Repairman		
	3 @ 23.31/Hour	145,482.00	1,865.13
	Utility Operator		
	4 @ 22.82/Hour	189,884.00	1,825.77
	General Laborer I		
	1 @ 20.98/Hour	43,645.00	1,678.64
			885,949.00

Other Personal Services

411.60	Overtime	6,000.00	
411.63	Longevity	6,315.00	
411.64	FTO (Flexible Time Off) Plan	1,000.00	
411.65	Professional Certification	14,000.00	27,315.00

Employee Benefits

413.01	Social Security Taxes	56,623.00	
413.02	Medicare	13,243.00	
413.03	PERF	129,542.00	
413.05	Health Insurance	352,445.00	
413.06	Life Insurance	945.00	
413.08	Deferred Compensation Match	8,860.00	561,658.00

2 Supplies

606

Office Supplies

86.42122	Office Supplies	3,000.00	3,000.00
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Other Supplies

86.42276	Uniform Expense	15,500.00	15,500.00
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3 Other Services and Charges

606

Communication and Transportation

86.43200	Travel	1,000.00	
86.43930	Education	3,000.00	4,000.00

<u>Insurance</u>			
86.43412	Insurance	80,000.00	80,000.00
<u>Utilities</u>			
86.42215	Utilities	4,000.00	
86.43581	CMP Fuel Purchase	35,000.00	39,000.00
<u>Repairs and Maintenance</u>			
86.42231	Technology	5,000.00	
86.42309	Buildings & Grounds	2,000.00	
86.42310	Safety Equipment	5,000.00	
86.42311	Sewer Line Maintenance	275,000.00	
86.42320	Equipment Rental	500.00	
86.42364	Equipment Maintenance	60,000.00	
86.43121	Prepaid Software Maintenance	5,000.00	352,500.00
<u>Other Services and Charges</u>			
86.42212	Operational Expense	5,000.00	
86.42228	Tools	1,000.00	
86.43115	Dues/Fees/Subscriptions	100.00	
86.43100	Contracted Services	23,000.00	29,100.00
			1,998,022.00
4 Capital Outlays			
608			
164.04	Sewer Repair/Replace	450,000.00	
164.21	Transportation Equipment	690,000.00	
165.00	Machinery & Equipment	30,000.00	1,170,000.00
Net Surplus/Deficit		3,305,508.00	

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 east and west across the northern edge of the annexation zone. There is a 14" water main running north and south along Byrkit Avenue on the east side of the annexation area. A tap on the water main would need to be done to supply water to the property.

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

Staff and Services

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

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

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

Services to Residents

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

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

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

Costs Associated with Services

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

Water

Revenue

601.00

361.00	Interest	38,892.00
370.10	Unmetered Sales	5,305.00
371.11	Municipal Sales	324,000.00
371.21	Residential Metered Sales	4,070,076.00
371.25	Commercial Metered Sales	3,941,280.00
372.10	Municipal Fire Protection	22,000.00
372.11	Municipal Fire Protection - Hydrant Fees	35,800.00
372.20	Private Fire Protection	655,800.00
372.21	Private Fire Protection - Hydrant Fees	1,712,100.00
380.10	Penalty	25,008.00
381.06	Water Taps	100,000.00
381.20	Water Tower Attachments	56,806.00
381.22	Service Charges	50,820.00
381.27	Meters	33,182.00
381.29	Hydrants	7,810.00
381.39	Services	600.00
381.76	Sale of Scrap	3,500.00
399.00	Other Revenue	50,825.00

Additional Revenue

601

253.12	Advance Construction	450,000.00	11,583,804.00
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1 Personal Services

601.70

Salaries & Wages

411.02	Division Manager	80,452.00	biweekly	3,094.27
	Assistant Manager	68,608.00		2,638.74
	Meter/Backflow Supervisor	65,990.00		2,538.05
	Quality Control Assistant B	51,401.00		1,976.96
	Procurement, Inventory, & Staff Coordinator	52,647.00		2,024.87
	System Technical & Telemetry Reliability Coordinator	59,551.00		2,290.39
	Distribution System Supervisor	65,990.00		2,538.05
	GIS Coordinator			
	2 @ 55,603	111,206.00		2,138.55
	Well Head Protection Coordinator	48,783.00		1,876.27
	Heavy Equipment Operator A			
	4 @ 26.76/Hour	222,680.00		2,141.13
	Heavy Equipment Operator B			
	1 @ 25.49/Hour	53,016.00		2,039.04
	Heavy Equipment Operator C			
	1 @ 24.60/Hour	51,167.00		1,967.95
	Senior Utilityman			
	2 @ 27.23/Hour	113,296.00		2,178.76
	Intermediate Utilityman			
	2 @ 25.13/Hour	104,554.00		2,010.62

Pipefitter A		
1 @ 24.71/Hour	51,407.00	1,977.17
Pipefitter B		
1 @ 23.30/Hour	48,471.00	1,864.27
Pipefitter C		
1 @ 22.44/Hour	46,667.00	1,794.86
Maintenance Technician		
1 @ 25.13/Hour	52,277.00	2,010.62
Chief Meter/Backflow Inspector		
1 @ 27.27/Hour	56,713.00	2,181.26
Meter/Backflow Inspector		
1 @ 25.24/Hour	52,494.00	2,018.98
Meter Repairman A		
1 @ 24.71/Hour	51,407.00	1,977.17
Meter Installer B		
1 @ 23.30/Hour	48,471.00	1,864.27
Meter Installer C		
1 @ 22.44/Hour	46,667.00	1,794.86
Working Foreman - Distribution Systems		
1 @ 28.28/Hour	58,822.00	2,262.38
Chief Mechanic - Water Treatment		
1 @ 28.27/Hour	58,802.00	2,261.58
Buildings & Grounds Technician		
1 @ 20.55/Hour	42,744.00	1,644.00
Salary 2 or More State Licenses - 5 @ 3,500	17,500.00	
DS-L Certification Bonus - .75/Hour	20,280.00	
WT3 Certification Bonus - .75/Hour	10,920.00	
Crew Leader - .75/Hour	1,560.00	
		1,814,543.00

Other Personal Services

411.60 Overtime	60,000.00	
411.63 Longevity	32,880.00	
411.64 FTO (Flexible Time Off) Plan	6,200.00	
		99,080.00

Employee Benefits

413.01 Social Security Taxes	118,645.00	
413.02 Medicare	27,748.00	
413.05 Health Insurance	524,500.00	
413.06 Life Insurance	1,497.00	
413.08 Deferred Compensation Match	17,216.00	
413.12 Pension Benefit	278,400.00	
		968,006.00

2 Supplies**601****Office Supplies**

70.42122	Office Supplies	4,000.00	
70.42273	Computer Expenses	5,000.00	
			9,000.00

Other Supplies

75.41313	Employee Other Benefits	10,000.00	
75.42272	Water Quality/Lab Supplies/Construction/Meter Maintenance Materials and Supplies	550,000.00	
75.42276	Uniforms	14,000.00	
75.42508	Concrete Material	110,000.00	
			684,000.00

3 Other Services and Charges**601****Professional Charges**

70.43102	Legal Fees	4,000.00	
70.43103	Outside Services	200,000.00	
70.43104	Professional Services	1,000,000.00	
70.43116	Outside Lab Analysis	25,500.00	
			1,229,500.00

Communication and Transportation

70.43200	Travel	5,000.00	
70.43930	Education	4,000.00	
			9,000.00

Insurance**601**

70.43410	Insurance - Property, Auto, WC	173,000.00	
			173,000.00

Utilities

70.43511	Natural Gas Purchase	40,000.00	
70.43581	CMP Fuel Purchase	30,000.00	
70.43582	Wastewater Utility Charge	30,000.00	
70.45915	Electric Purchase	700,000.00	
			800,000.00

Repairs and Maintenance

70.43210	Transportation Expense	23,500.00	
75.42241	Equipment Rental	10,000.00	
75.42530	Chemicals/Water Treatment	275,000.00	
75.43210	Construction Equipment Expense	40,000.00	
75.42332	Maintenance Repairs Expense	20,000.00	
			368,500.00

Other Services and Charges

50.45200	Debt Service	2,219,040.00	
50.49500	PiLoT	663,413.00	
61.49411	Indiana Gross Income Tax	82,365.00	
70.43165	B.O. Shared Expense	382,061.00	
70.43900	Operational General Expense	10,000.00	
70.42310	Safety Equipment/Expense	5,000.00	
70.43929	Dues, Fees, Subscriptions	43,150.00	
			3,405,029.00
			9,559,658.00

4 Capital Outlays

603			
164.19	Structures/Improvements	260,000.00	
164.25	Hydrants	50,000.00	
165.13	Office Furniture and Equipment	25,000.00	
165.15	Tools, Implements, Equipment	40,000.00	
165.28	Vehicles	120,000.00	
170.00	Wells Source of Supply Cost	30,000.00	
170.02	Treatment Equipment Cost	25,000.00	
170.04	Equipment	150,000.00	
170.06	Pumping Equipment	25,000.00	
170.09	Water Treatment	50,000.00	
170.11	Supply Mains	5,000.00	
170.15	Meters	250,000.00	
170.22	Distribution Mains Cost	400,000.00	
170.23	Juday Creek Golf Course	25,000.00	
			1,455,000.00

Net Surplus/Deficit	569,146.00		
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Annexation Fiscal Plan

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINIUNG SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.
CONTAINING 9.15 ACRES MORE OR LESS.
SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TAB D - APPENDICES

Appendix "A"
Resolution of Adopting Fiscal Plan

RESOLUTION NO. 2021-23

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:

A 9.15 acre parcel located north of east of 1420 Industrial Drive and west of Byrkit Ave.

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:

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.

CONTAINING 9.15 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

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 _____, 2021, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____,

2021, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2021, at
_____ o'clock ____M.

David A. Wood, Mayor

PETITION #21-12

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:

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING. CONTAINING 9.15 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

COMMON ADDRESS: 9.15 acres east of and adjacent to 1420 Industrial Drive

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 I-1 Light Industrial District.

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

1. Existing Conditions – The subject property is vacant industrial land in Unincorporated St. Joseph County.

- 2. Character of Buildings in the Area – The character of buildings and land uses located along Twelfth Street, between Merrifield Avenue and Byrkit Avenue are primarily industrial, with a few other commercial land uses.
- 3. The most desirable/highest and best use – Because of the property’s location adjacent existing industrial development, the most desirable use for the property is industrial.
- 4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The possibility of expansion of the existing adjacent industrial use is compatible with industrial and commercial uses.
- 5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, identified this area as industrial, which is how it has developed.

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 _____, 2021, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2021, at o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2021, at _____ o'clock _____.M.

David A. Wood, Mayor

[Return to Taxpayer Portal \(../public/taxpayer/Default.aspx\)](#)

Tax Bill Estimator

The figures provided by this tool are estimates only and should not be taken as a statement of true tax liability.

Select Tax Year

2021

▼

1. Select your unit items ⓘ

Select a county:

St. Joseph

▼

Select a tax district: ⓘ

031 - Penn Township

▼

Assessed Value: ⓘ

\$

7900

Select a property type from the list: ⓘ

Other

▼

2. Select your deductions ⓘ

Homestead Deduction

Suppl. Homestead Deduction

☐ Mortgage Deduction

☐ 65 or Over Deduction

☐ Disabled Veteran's Deduction

☐ Partially Disabled Veteran's Deduction

☐ Other Deductions

\$

Estimate This Bill

Clear All Input Values

70

Estimated Tax Bill - 2020 Pay 2021	
Gross Assessed Value	\$7,900
Net Assessed Value	\$7,900
Gross Annual Taxes	\$169
Minus Savings Due to Property Tax Cap	\$0
Taxes Due to Property Tax Cap Exempt Tax Rates	\$0
Net Annual Tax Bill Estimated	\$169
Tax Rate Details	
Total Tax Rate	2.145%
Property Tax Cap Exempt Tax Rate	0.0000%
Property Tax Cap	3%
Maximum Property Tax Bill	\$237

Did you know?
Your local budget notices are [available online \(http://budgetnotices.in.gov\)](http://budgetnotices.in.gov) this year?

Tax Credits:
Please note that if the county has local income tax property tax credits or if the taxpayer has an Over 65 credit, those credits will NOT be included in the tax calculator estimate and your actual tax bill may be less than what is estimated here. These figures are calculated by the County Auditor and certified before final tax bills are mailed.

About This Tool:
The Department of Local Government Finance (DLGF), in partnership with the Indiana Business Research Center (IBRC) at Indiana University, has created the above tax bill projection utility for Indiana taxpayers. All information is for taxes due and payable in 2021.

For further information, go to our page on [property tax deductions \(http://www.in.gov/dlgf/2344.htm\)](http://www.in.gov/dlgf/2344.htm). You will find detailed information on deductions allowable by Indiana law, and the conditions under which they may be granted.

[About Gateway \(/public/aboutGateway.aspx\)](/public/aboutGateway.aspx) • [Contact Us \(/public/contact.aspx\)](/public/contact.aspx)

[\(http://ifionline.org/\)](http://ifionline.org/)
Indiana Gateway for Government Units is the collection platform for local units of government to submit required data to the State of Indiana, as well as a public access tool for citizens. It represents a unique partnership between the State of Indiana and the [Indiana Business Research Center \(https://ibrc.kelley.iu.edu\)](https://ibrc.kelley.iu.edu) at IU's Kelley School of Business, with initial support from the Lilly Endowment and sustainable support from the State of Indiana.



Participating state agencies currently include the [Department of Local Government Finance \(https://www.in.gov/dlgf\)](https://www.in.gov/dlgf), the [State Board of Accounts \(https://www.in.gov/sboa\)](https://www.in.gov/sboa), the [Indiana Education Employment Relations Board \(https://www.in.gov/ieerb/\)](https://www.in.gov/ieerb/), the [Indiana Gaming Commission \(https://www.in.gov/gc/\)](https://www.in.gov/gc/) and the [State Auditor \(https://www.in.gov/auditor/\)](https://www.in.gov/auditor/).

[Return to Taxpayer Portal \(.../public/taxpayer/Default.aspx\).](#)

Tax Bill Estimator

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Select Tax Year

2021

▼

1. Select your unit items ⓘ

Select a county:

St. Joseph

▼

Select a tax district: ⓘ

022 - Mishawaka - Phm School

▼

Assessed Value: ⓘ

\$

7900

Select a property type from the list: ⓘ

Other

▼

2. Select your deductions ⓘ

Homestead Deduction

Suppl. Homestead Deduction

☐ Mortgage Deduction

☐ 65 or Over Deduction

☐ Disabled Veteran's Deduction

☐ Partially Disabled Veteran's Deduction

☐ Other Deductions

\$

Estimate This Bill

Clear All Input Values

72

Estimated Tax Bill - 2020 Pay 2021	
Gross Assessed Value	\$7,900
Net Assessed Value	\$7,900
Gross Annual Taxes	\$310
Minus Savings Due to Property Tax Cap	\$73
Taxes Due to Property Tax Cap Exempt Tax Rates	\$0
Net Annual Tax Bill Estimated	\$237
Tax Rate Details	
Total Tax Rate	3.9255%
Property Tax Cap Exempt Tax Rate	0.0000%
Property Tax Cap	3%
Maximum Property Tax Bill	\$237

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Tax Bill Estimator

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Select Tax Year

2021

▼

1. Select your unit items ⓘ

Select a county:

St. Joseph

▼

Select a tax district: ⓘ

022 - Mishawaka - Phm School

▼

Assessed Value: ⓘ

\$1000000

Select a property type from the list: ⓘ

Other

▼

2. Select your deductions ⓘ

Homestead Deduction

Suppl. Homestead Deduction

☐ Mortgage Deduction

☐ 65 or Over Deduction

☐ Disabled Veteran's Deduction

☐ Partially Disabled Veteran's Deduction

☐ Other Deductions

\$

Estimate This Bill

Clear All Input Values

Estimated Tax Bill - 2020 Pay 2021	
Gross Assessed Value	\$1,000,000
Net Assessed Value	\$1,000,000
Gross Annual Taxes	\$39,255
Minus Savings Due to Property Tax Cap	\$9,255
Taxes Due to Property Tax Cap Exempt Tax Rates	\$0
Net Annual Tax Bill Estimated	\$30,000
Tax Rate Details	
Total Tax Rate	3.9255%
Property Tax Cap Exempt Tax Rate	0.0000%
Property Tax Cap	3%
Maximum Property Tax Bill	\$30,000

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St. Joseph County
Submitted to the State on
Report printed on Tuesday, July 13, 2021
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 Tuesday, July 13, 2021
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 Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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Dates

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

Amortization Schedule

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

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

Notes

St. Joseph County
Submitted to the State on Thursday, April 12, 2018
Report printed on Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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 Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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 Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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 Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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 Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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 Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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 Grodchnik.

St. Joseph County
Submitted to the State on Thursday, October 24, 2019
Report printed on Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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 Tuesday, July 13, 2021
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
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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
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Uses

Uses of Funds	Amount
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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.

St. Joseph County
Submitted to the State on Saturday, January 16, 2021
Report printed on Tuesday, July 13, 2021
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: 2020 Ducomb Center Body Scanner US Bank Lease
Debt Status: Outstanding
Type of Indebtedness: Lease
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? 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: 5/20/2020
Date of Appropriation Resolution: 5/12/2020
Date of Debt Sale: 2/19/2020
Date of Debt Closing: 5/21/2020

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
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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 (Fee Revenue) : Primary

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

Purpose/Cost

Purpose of Debt: Purchase of body scanner for Ducomb Center
Total Project Cost: \$149,000.00

Sources

Sources of Funds	Amount
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Uses

Uses of Funds	Amount
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Dates

Date Bids Received:
Date Construction Started:
Estimated Date of Substantial Completion: 9/2/2020

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
7/15/2020	\$24,838	2.16	\$805	\$25,643		\$25,643		\$25,643		\$124,162
1/15/2021	\$24,302	2.16	\$1,341	\$25,643				\$25,643		\$99,860
7/15/2021	\$24,564	2.16	\$1,078	\$25,643		\$51,286		\$25,643		\$75,296
1/15/2022	\$24,829	2.16	\$813	\$25,643				\$25,643		\$50,466
7/15/2022	\$25,098	2.16	\$545	\$25,643		\$51,286		\$25,643		\$25,369
1/15/2023	\$25,369	2.16	\$274	\$25,643		\$25,643		\$25,643		\$0
Total	\$149,000		\$4,856	\$153,858		\$153,858		\$153,858		

Notes

Fund 0027 - U.S. Bank Ducomb Lease
Debt Schedule No. 34
U.S. Bank Leasing

Penn Township, St. Joseph County
Submitted to the State on Tuesday, January 22, 2019
Report printed on Tuesday, July 13, 2021
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: Republic First National-Sutphen Pumper
Debt Status: Outstanding
Type of Indebtedness: Lease
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? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 1/1/2024

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
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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): Republic First National
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Lease Purchase of Sutphen Pumper
Total Project Cost: \$511,509.50

Sources

Sources of Funds	Amount
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Uses

Uses of Funds	Amount
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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
7/1/2019								\$57,617		
1/1/2020								\$57,617		\$427,200
7/1/2020								\$57,617		\$376,871
1/1/2021								\$57,617		\$325,755
7/1/2021								\$57,617		\$273,757
1/1/2022								\$57,617		\$220,862
7/1/2022								\$57,617		\$167,055
1/1/2023								\$57,617		\$112,320
7/1/2023								\$57,617		\$56,640
1/1/2024								\$57,617		\$0
Total								\$576,170		

Penn Township, St. Joseph County
Submitted to the State on Friday, January 15, 2021
Report printed on Tuesday, July 13, 2021
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: Republic First National Corporation Ford F550 Ambulance
Debt Status: Outstanding
Type of Indebtedness: Lease
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? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 1/1/2026

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
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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

CREDIT: 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: Lease Purchase of Ford F550 Ambulance

Total Project Cost: \$262,189.00

Sources

Sources of Funds	Amount
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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
7/1/2020	\$21,877		\$2,083					\$23,959		\$244,033
1/1/2021	\$2,018,386		\$3,776					\$23,959		\$223,258
7/1/2021	\$20,501		\$3,458					\$23,959		\$202,213
1/1/2022	\$20,823		\$3,136					\$23,959		\$180,892
7/1/2022	\$2,115,022		\$2,809					\$23,959		\$159,293
1/1/2023	\$21,483		\$2,477					\$23,959		\$137,413
7/1/2023	\$21,820		\$2,139					\$23,959		\$115,246
1/1/2024	\$22,163		\$1,797					\$23,959		\$92,791
7/1/2024	\$22,511		\$1,448					\$23,959		\$70,042
1/1/2025	\$22,865		\$1,095					\$23,959		\$46,997
7/1/2025	\$23,224		\$735					\$23,959		\$23,651
1/1/2026	\$23,589		\$371					\$23,959		\$0

Total	\$4,354,264		\$25,324					\$287,508		
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Notes

Penn Township, St. Joseph County
Submitted to the State on Tuesday, January 22, 2019
Report printed on Tuesday, July 20, 2021
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: Republic First National-SCBA
Debt Status: Outstanding
Type of Indebtedness: Lease
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? N
Applicable Issuer:
Current Debt Limit:
Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution:
Date of Debt Sale:
Date of Debt Closing: 7/1/2022

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
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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): Republic First National
Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Lease Purchase of self Contained Breathing Apparatuses
Total Project Cost: \$179,247.00

Sources

Sources of Funds	Amount
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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
1/1/2019								\$21,271		\$138,652
7/1/2019								\$21,271		\$119,898
1/1/2020								\$21,271		\$100,802
7/1/2020								\$21,271		\$81,361
1/1/2021								\$21,271		\$61,566
7/1/2021								\$21,271		\$41,412
1/1/2022								\$21,271		\$20,892
7/1/2022								\$21,271		\$0
Total								\$170,168		

Penn Township, St. Joseph County
Submitted to the State on Tuesday, November 12, 2019
Report printed on Tuesday, July 20, 2021
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: Penn Township General Obligation Series 2019
Debt Status: Outstanding
Type of Indebtedness: Bond
Base CUSIP Number: 707678
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: Penn Township
Current Debt Limit: \$5,146,901.00
Current Debt Capacity (after issuance of this debt): \$1,046,901.00

Date Information

Date of Preliminary Determination:
Date of Publication of Preliminary Determination:
Newspaper(s):
Date of Public Hearing:
Date of Final Approval/Lease Execution:
Date of Appropriation Resolution: 10/7/2019
Date of Debt Sale: 10/22/2019
Date of Debt Closing: 11/7/2019

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
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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: Construction of a Fire Station
Total Project Cost: \$4,100,000.00

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
6/30/2020	\$270,000	2.00	\$53,072	\$323,072						\$3,830,000
12/30/2020	\$270,000	2.00	\$38,300	\$308,300		\$631,372				\$3,560,000
6/30/2021	\$280,000	2.00	\$35,600	\$315,600						\$3,280,000
12/30/2021	\$285,000	2.00	\$32,800	\$317,800		\$633,400				\$2,995,000
6/30/2022	\$285,000	2.00	\$29,950	\$314,950						\$2,710,000
12/30/2022	\$290,000	2.00	\$27,100	\$317,100		\$632,050				\$2,420,000
6/30/2023	\$290,000	2.00	\$24,200	\$314,200						\$2,130,000
12/30/2023	\$295,000	2.00	\$21,300	\$316,300		\$630,500				\$1,835,000
6/30/2024	\$300,000	2.00	\$18,350	\$318,350						\$1,535,000

12/30/2024	\$300,000	2.00	\$15,350	\$315,350		\$633,700				\$1,235,000
6/30/2025	\$305,000	2.00	\$12,350	\$317,350						\$930,000
12/30/2025	\$305,000	2.00	\$9,300	\$314,300		\$631,650				\$625,000
6/30/2026	\$310,000	2.00	\$3,250	\$313,250						\$315,000
12/30/2026	\$315,000	2.00	\$3,150	\$318,150		\$631,400				\$0
Total	\$4,100,000		\$324,072	\$4,424,072		\$4,424,072				

Notes

1st Reading 8-16-21

2nd Reading

Passed

Failed

Continued To

PETITION #21-12

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2021-30

ORDINANCE NO. _____

Deborah S. Block, IAMC, MMC

AUG 11 2021

City Clerk
Mishawaka, IN

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

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

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

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

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

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING. CONTAINING 9.15 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

COMMON ADDRESS: 9.15 acres east of and adjacent to 1420 Industrial Drive

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 I-1 Light Industrial District.

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

1. Existing Conditions – The subject property is vacant industrial land in Unincorporated St. Joseph County.

Proposed Ordinance No. _____

Ordinance No. _____

2. Character of Buildings in the Area – The character of buildings and land uses located along Twelfth Street, between Merrifield Avenue and Byrkit Avenue are primarily industrial, with a few other commercial land uses.
3. The most desirable/highest and best use – Because of the property's location adjacent existing industrial development, the most desirable use for the property is industrial.
4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The possibility of expansion of the existing adjacent industrial use is compatible with industrial and commercial uses.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, identified this area as industrial, which is how it has developed.

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 _____, 2021, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2021, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2021, at _____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Location: Property located east of and adjacent to 1420 Industrial Dr.

Date: August 13, 2021

Petition: 21- 12

Prepared By: CH

GENERAL INFORMATION

Applicant: Byrkit Property Group LLC

Status: Property Owner

Request: To annex and establish zoning to the I-1 Light Industrial District for the expansion of an adjacent business

Existing Zoning: Unincorporated St. Joseph County (I Industrial District)

Proposed Zoning: I-1 Light Industrial District

Lot Size: 9.15 acres

Applicable Regulations: Section 137-585 to 137-587 / I-1 Light Industrial &
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: I-1 Light Industrial (Adorn Engineered Components)
South: Unincorporated St. Joseph County (I Industrial District)
East: I-1 Light Industrial (Jamil Packaging Corporation)
West: Unincorporated St. Joseph County (I Industrial District), C-4
Automobile Oriented Commercial (Coffel Vending), and I-1 Light
Industrial (Substrate Treatment and Lubricants)

Thoroughfare: South Byrkit Avenue

School District: Penn-Harris-Madison

Township: Penn

Public Utilities: All utilities are available and/or will be extended to/throughout the site at
the developer's/owner's expense.

Comprehensive Plan: The Mishawaka 2000 Comprehensive Plan identifies a preferred or planned
use for this property as Industrial (Manufacturing, Warehousing, and
Distribution).

ANALYSIS

Proposal:

The applicants are proposing to annex and establish zoning for part of a vacant parcel of land (Tax Parcel 014-1027-043626), a 9.15 acres parcel, located east of 1420 Industrial Drive, and west of 1405 and 1505 S Byrkit Avenue.

The purpose of the proposed annexation and required zoning to the I-1 Light Industrial District is allow for the future expansion of the Jamil business, located to the west. The property reaches to S Byrkit Avenue, which would allow access. 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.

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:

The original building at 1420 Industrial Drive, containing 2.78 acres, was annexed in 1987. A 2.95 acre parcel to the east was annexed in 1989, and the rear 3 acres was annexed in 1997.

The property to the north, an expansion of the Adorn business on Twelfth Street was annexed last year.

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 existing city boundary, the parcel has 2,418.57 feet, or 64%, of the total 3779.64 feet of the perimeter of the property will be contiguous with the exiting city limits. This exceeds the required 12.5% contiguity. There will be approximately a 225' gap between this property and the existing corporate boundary on the east.

Location/Context:

The site is located on the south Twelfth Street, between Industrial Drive and South Byrkit Avenue. It is bordered to the north by Adorn Engineered Components (manufacturing RV parts) within the City; to the west Jamil Packaging within the City; to the south by vacant land in Unincorporated St. Joseph County; and to the east by Coffel Vending and Substrate Treatment and Lubricants which front on Byrkit Avenue. The area between Merrifield Avenue and Bykit Avenue is primarily industrial.

Zoning Change:

Staff believes that the proposed zoning of this property to the I-1 Light Industrial District is appropriate given that the property will be added to the adjacent business for possible future expansion. Other recent similar annexations have also been zoned as I-1 Light Industrial.

Transportation/Roads:

Traffic counts in this area were recently updated in August 2020. According to the latest available traffic counts, there were 6,900 annual average daily trips (AADT) along Twelfth Street just east of Byrkit Ave. Similar numbers were recorded along Twelfth Street just west of Industrial Dr. At the same time, traffic counts for Byrkit, south of Twelfth were 3,541 annual average daily trips (AADT).

The counts at these locations actually decreased from a high of just over 9,000 AADT in 2008 for the location on Twelfth at Industrial Drive. The intersection of Twelfth and Byrkit also shows a steady decrease. Due to the widening of Twelfth Street, as outlined in the 2045 Transportation Plan below, traffic volumes are expected to increase after the project is completed.

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 along Twelfth Street, from Dodge to Campbell. The projected completion year for this project is 2030. It should be noted that the plan may be amended in future years dependent on infrastructure priorities, projected travel demand, and available funding.

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

RECOMMENDATION

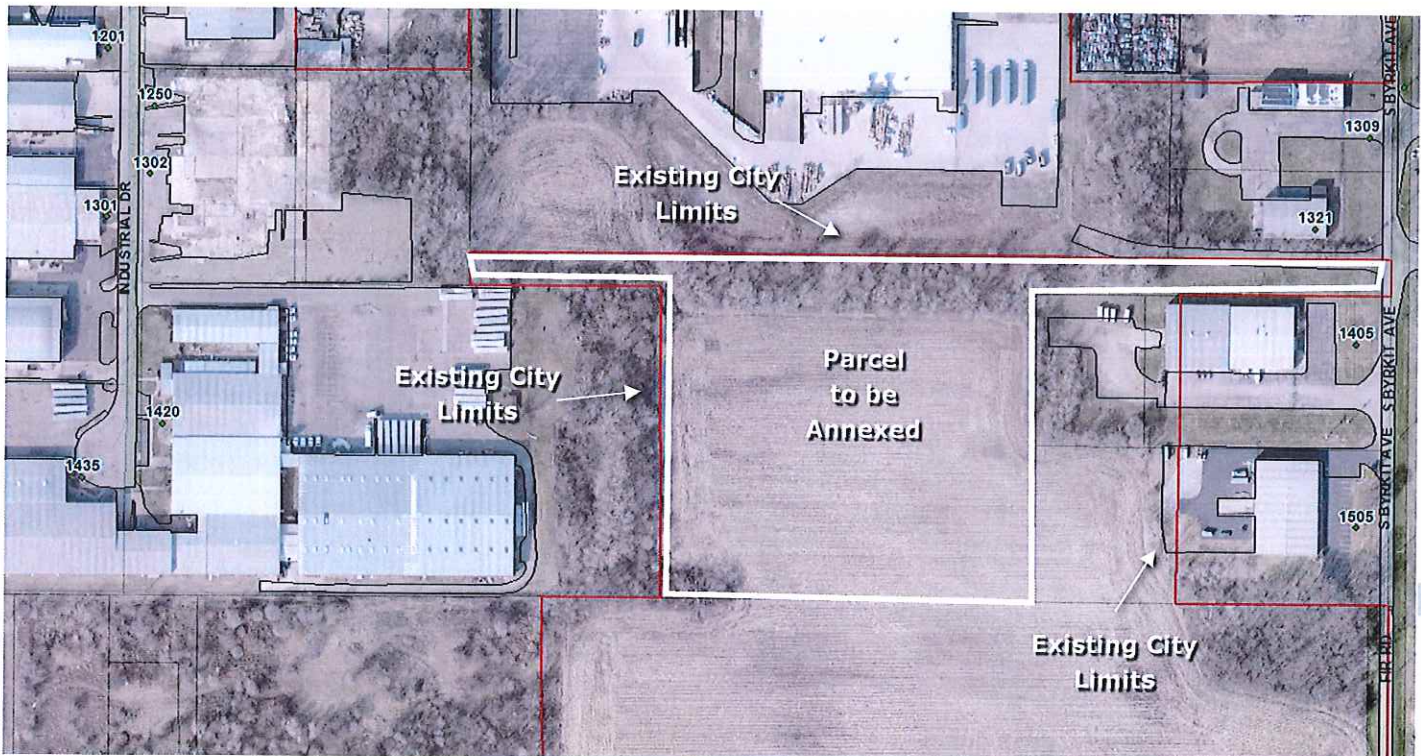
Staff recommends approval of Petition 21-12 to annex and establish zoning to the I-1 Light Industrial District for property east of and adjacent to 1420 Industrial Drive.

This recommendation is based on the following Findings of Fact:

1. Existing Conditions – The subject property is vacant industrial land in Unincorporated St. Joseph County.
2. Character of Buildings in the Area – The character of buildings and land uses located along Twelfth Street, between Merrifield Ave and Byrkit Ave are primarily industrial, with a few other commercial land uses.
3. The most desirable/highest and best use – Because of the property's location adjacent existing industrial development, the most desirable use for the property is industrial.
4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area. The possibility of expansion of the existing adjacent industrial use is compatible with industrial and commercial uses.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, identified this area as industrial, which is how it has developed.

ATTACHMENTS

Aerial Map, Photographs of the Annexation Area, Rezoning & Annexation Petition, and Location Maps



Aerial Photograph

PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



A view of the existing business along Industrial Drive



A view towards the rear of the existing business along Industrial Drive



The 60' strip of property that touches S Byrkit Ave

Deborah S. Block, IAMC, MMC

JUL 28 2021

City Clerk
Mishawaka, IN



DATE: July 19, 2021

TO THE: HONORABLE MEMBERS OF THE COMMON COUNCIL
CITY OF MISHAWAKA, INDIANA

RE: PETITION FOR ANNEXATION & REZONING FOR:

BYRKIT PROPERTY GROUP LLC
51129 SHAMROCK HILLS COURT
GRANGER, INDIANA 46530

THE UNDERSIGNED, BYRKIT PROPERTY GROUP LLC, RESPECTFULLY SHOW THAT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE UNINCORPORATED PORTION OF ST. JOSEPH COUNTY, INDIANA:

PARCEL: ANNEXATION AND REZONING LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.

CONTAINING 9.15 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

APPROXIMATE PROPERTY ADDRESS: 58200 BLOCK OF FIR ROAD.

THE ABOVE-DESCRIBED PARCEL OF LAND IS PRESENTLY ZONED "M" MANUFACTURING INDUSTRIAL DISTRICT IN THE UNINCORPORATED COUNTY.

PETITIONERS DESIRE TO ANNEX AND REZONE THE REAL ESTATE DESCRIBED ABOVE TO THE "I-1" LIGHT INDUSTRIAL DISTRICT CLASSIFICATION. THE PURPOSE FOR THE ANNEXATION AND REZONING IS TO ALLOW FOR A FUTURE EXPANSION OF THE JAMIL PACKAGING CORPORATION FACILITY LOCATED ADJACENT TO AND WEST OF THE PETITION SITE.

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 ANNEXATING AND REZONING THE ABOVE DESCRIBED PARCEL OF REAL ESTATE LOCATED IN THE CITY OF MISHAWAKA.


Michael S. Krizman, Manager
FOR: BYRKIT PROPERTY GROUP LLC
51129 SHAMROCK HILLS COURT
GRANGER, INDIANA 46530
PH.NO. 574-271-9952

CONTACT PERSON:

MICHAEL DANCH
DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, INDIANA 46628
(574) 234-4003.
MDANCH@DANCHHARNER.COM

PARCEL: ANNEXATION AND REZONING LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH (ALL BEARINGS ASSUMED) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE CENTERLINE OF FIR ROAD A DISTANCE OF 759.23 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE CONTINIUNG SOUTH ALONG SAID EAST LINE AND CENTERLINE A DISTANCE OF 60 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 561.68 FEET MORE OR LESS; THENCE SOUTH A DISTANCE OF 507.90 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 622.49 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 487.37 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 137.22 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 81.54 FEET MORE OR LESS; THENCE EAST A DISTANCE OF 1321.44 FEET MORE OR LESS TO SAID EAST LINE OF SAID QUARTER SECTION AND THE CENTERLINE OF FIR ROAD TO THE POINT OF BEGINNING.

CONTAINING 9.15 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

Mishawaka City Plan Commission and
The Mishawaka Common Council
600 East Third Street
Mishawaka, Indiana 46544

July 18, 2021

RE: Annexation and Rezoning request for
Byrkit Property Group LLC:

Dear Board Members,

This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Plan Commission meeting(s) and the Mishawaka Common Council meeting(s) at which our Annexation and Rezoning requests will be heard for our property located in the 58200 Block of Fir Road, St. Joseph County, Indiana.

If you have any questions concerning this matter, please feel free to give me a call at 574-271-9952.

Sincerely,



Michael S. Krizman, Manager

For Byrkit Property Group LLC
51129 Shamrock Hills Court
Granger, Indiana 46530

File No. 210180 "C" Md.

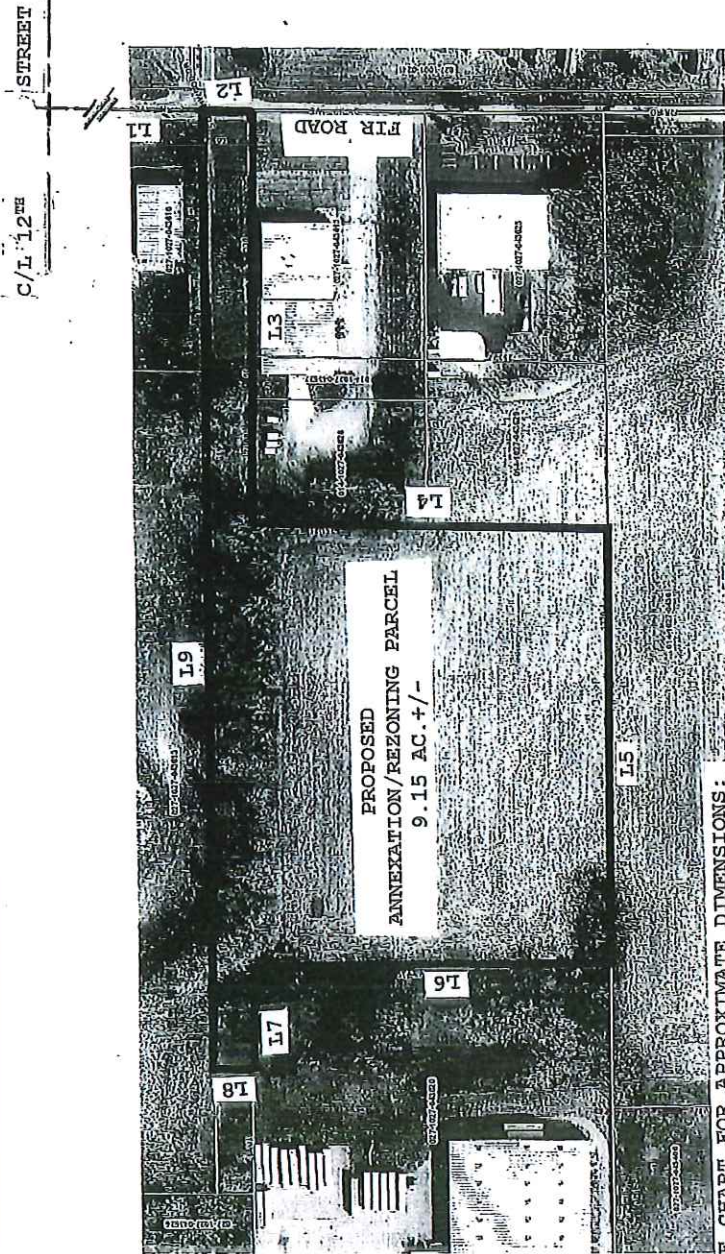
PK 21-12

RECEIVED

JUL 21 2021

ECONOMIC
COMMUNITY DEVELOPMENT
PLANNING

ANNEXATION DIAGRAM



N

DHA

Scale 1" = 200'±

LINE CHART FOR APPROXIMATE DIMENSIONS:

LINE	DIRECTION	DISTANCE +/-
L1	SOUTH	759.23 FT.
L2	SOUTH	60.00 FT.
L3	WEST	561.68 FT.
L4	SOUTH	507.90 FT.
L5	WEST	622.49 FT.
L6	NORTH	487.37 FT.
L7	WEST	137.22 FT.
L8	NORTH	81.54 FT.
L9	EAST	1321.44 FT.

150214
9/18/15

SMA



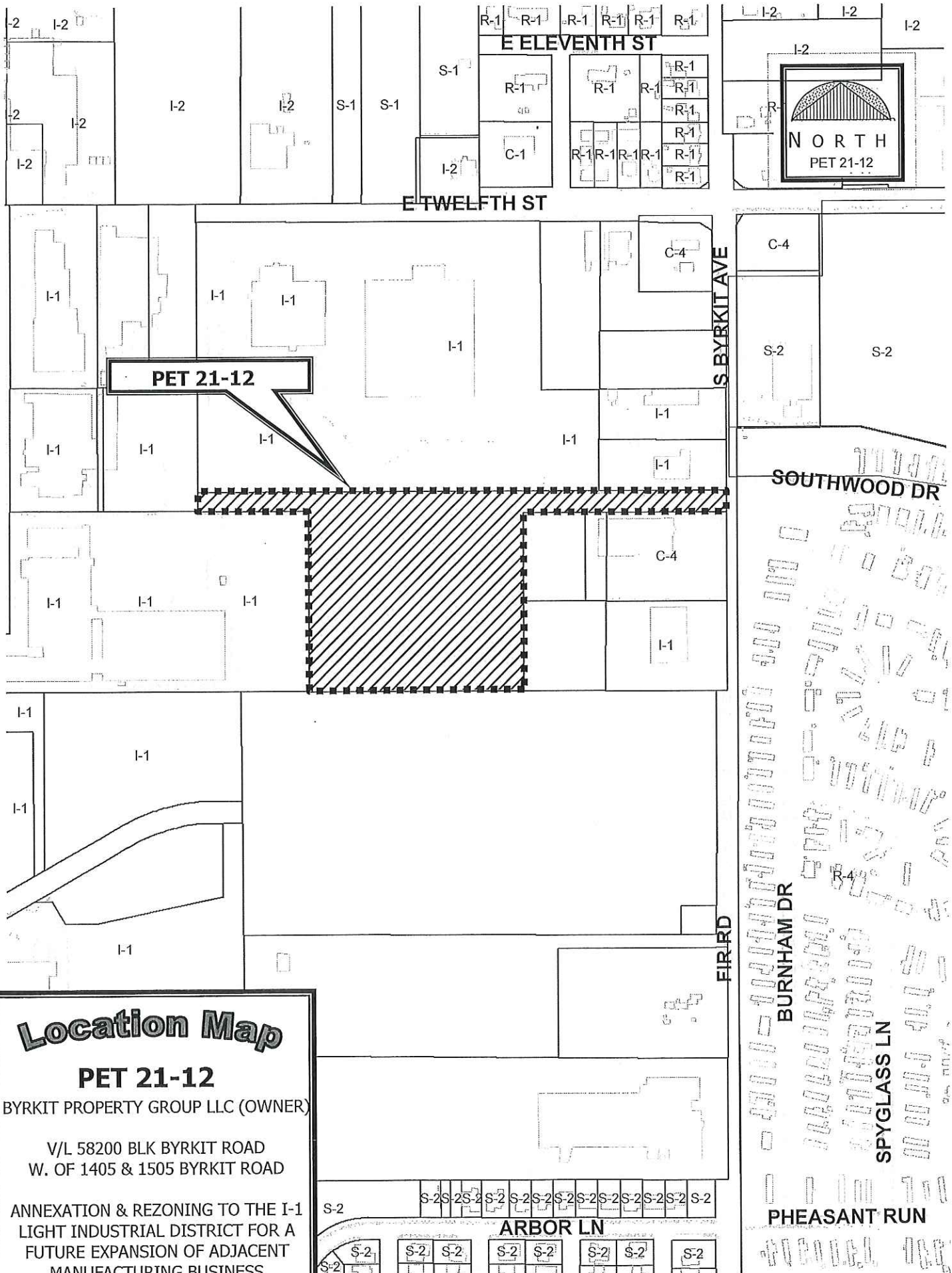
Danch, Harner & Associates, Inc.

Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Office: (574)234-4003 / (800)594-4003 • Fax: (574)234-4119
1643 Commerce Drive • South Bend, IN 46628

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Location Map

PET 21-12

BYRKIT PROPERTY GROUP LLC (OWNER)

V/L 58200 BLK BYRKIT ROAD
W. OF 1405 & 1505 BYRKIT ROAD

ANNEXATION & REZONING TO THE I-1
LIGHT INDUSTRIAL DISTRICT FOR A
FUTURE EXPANSION OF ADJACENT
MANUFACTURING BUSINESS