

AGENDA

November 15, 2021

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): 2339 208 2487
Meeting Password: pRCHXyJt868

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: 23392082487@mishawaka.webex.com

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Minutes of the Regular Meeting of November 01, 2021
5. Petitions, Communications, Remonstrance and Memorial

A letter from the Board of Zoning Appeals regarding their recommendation from their November 09, 2021 meeting.
6. Report of Special Committee
7. Ordinances on First Reading
8. Resolutions

- R2021-27 Use Variance to allow parking lot for Mobile Medical Clinic - 635 E. 12th St.
- R2021-28 Use Variance to allow Indoor Gun Range as a part of a retail Firearm Sales Business - 6424 Grape Rd.

9. Ordinances on Second Reading

- P.O. No. 2021-39 Annexation and Rezoning of 12452 & 12434 Lincoln way East from I-1 to C-1 General Commercial and I-1 Light Industrial
(Assigned to Land Use Planning committee)
Vote Only

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An archived version of the livestream video can be viewed on the city of Mishawaka's Facebook page, 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

November 1, 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, November 1, 2021 at 7:00PM. The meeting was called to order by Council 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 (E), Mr. Emmons (A), 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 October 25, 2021 were approved as received from the Clerk's Office.

Clerk Block read an appeal by title.

Appeal No. 2021-40 Use Variance to allow Indoor Gun Range as a part of a retail Firearm Sale Business – 6424 Grape Rd.

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

PROPOSED ORDINANCE NO. 2021-38

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.

Rezoning Future Outlot from C-2 Shopping Center to C-7 Automobile Oriented Restaurant Commercial- vacant land north of 210 W. McKinley Ave.

Mr. Bellovich reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. This was signed by the entire committee and upon a second by Mr. Banicki, the motion carried. Clerk Block then took a roll call vote on the committee report.

Vote: Motion carried by unanimous roll call vote (summary: Yes = 8).

Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Bellovich, Mr. Compton Mrs. Voelker, Mr. Hixenbaugh. The committee report passed 8-0.

Mike Huber, Abonmarche Consultants, spoke in favor of **PROPOSED ORDINANCE NO. 2021-38**. Mr. Huber represented the petitioner who was also in the audience and he appreciated the council's consideration of their request. Mr. Huber stated they were petitioning to have a proposed new out lot created just north of the new John's Auto Spa. Mr. Huber stated it would be adjacent to Grape Road and looking at the land uses around there, in addition to the C-7 drive thru, they had Burger King in there along with the automotive use with John's Auto Spa. Mr. Huber felt like it would fit the character of the McKinley and Grape Road corridors to have the land use permitted from a C-2 to a C-7. Mr. Huber stated they submitted a site plan to Engineering with the Plan Commission and received feedback on it with concerns about the turn in from the right in on Grape Road. Mr. Huber stated they were not at the final site plan development stage at that point, but they did recognize the concerns and understood them. Mr. Huber stated he had conversations with Mr. Banicki about the concerns as well and they were well aware of anticipated traffic with John's Auto Spa in the same vicinity. Mr. Huber stated they were exploring different opportunities to shift the entrance from the east to the west or opportunities that may not utilize the ingress egress at all. Mr. Huber stated they were looking at a couple different options, working with a client and working diligently with the City Engineering department to come up with a plan that would work for their approval and the Plan Commission's approval. Mr. Huber stated they received Plan Commission recommendation favorable unanimously when they brought the rezoning before them. Mr. Huber stated their clients were successful owners of one of the franchises they were already proposing in Mishawaka's market area as well. Mr. Huber stated they were excited about the opportunity to expand, bring another franchise to Mishawaka, bring new life to Mishawaka and revitalize the McKinley commons shopping plaza.

Mr. Banicki thanked Mr. Huber for the conversations they had about the traffic concerns and he believed it would be very tight, especially with the Starbucks being in the same parking lot. Mr. Banicki stated he was afraid something would spill over with the amount of traffic on Grape Road, especially during the holiday season. Mr. Banicki stated he thought Mr. Huber had a good grasp on how things were going and he understood his concerns on both of the entrances off Grape Road and McKinley and he stated once again he was worried. Mr. Huber stated with the current site plan they provided the Plan Commission and after speaking with their clients, they anticipated they had about an average service time between 1.25 to 1.5 minutes from the time you would order to the time you would get your beverage. Mr. Huber stated knowing that, they could process through between 43 and 48 cars in a peak hour. Mr. Huber stated their peak volume times at their current store were in the 40 to 50-car radius in those peak hours. Mr. Huber stated they were able to accommodate the amount of volume they were having in their peak hours with stacking of two or three cars and the current plan they had had stacking of 6 cars prior to the drive thru window and 3 cars after the drive thru window. Mr. Huber stated they should have more than enough capacity, but they were still very sensitive to the concerns of the city and understood the use would live beyond the current climate and could have different opportunities in the future.

Josh and Lauren Jester, 7410 Gilmore Road, made themselves available to answer any questions about the operation of the business and as Mr. Huber said, in their territory their drive thru times were number one out of Smoothie King's corporate territory area. Mr. Jester stated their sales

were sixth in the world and they were very proud of that and excited to bring another store into Mishawaka.

Mr. Banicki asked what their hours of operation were. Ms. Jester stated 7AM to 9PM during the week and 8AM to 9PM on Saturdays and 10AM to 8PM on Sundays. Mr. Banicki asked if they had problems ever retaining help. Ms. Jester stated they did not, fortunately.

Mr. Hixenbaugh congratulated them on their business venture and stated he would certainly visit the new location.

Mr. Hixenbaugh stated for the record, the indication was Smoothie King was the franchise that would be located in Mishawaka and there was reference to Starbucks as well. Mr. Hixenbaugh stated Starbucks was the establishment before them not too long ago. Mr. Hixenbaugh stated for the record once again that Smoothie King was the Jester's business franchise.

Mr. Banicki wished the Jester's good luck and hoped everything would work out well.

Mrs. Voelker stated she had been to their Smoothie King and she stated it was quick. Mrs. Voelker thanked them again.

Mr. Mammolenti stated he had known the Jester family for many years and had known employees that worked in their establishment and they always had been held in high regards. Mr. Mammolenti stated the city of Mishawaka was lucky to have them come to their great city and wished them nothing but the best. Mr. Mammolenti concluded stating he would be voting in favor of the proposed ordinance.

Question was called for at 7:15PM for **PROPOSED ORDINANCE NO. 2021-38** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. DeMaegd, Mr. Banicki, Mr. Hazen, Mr. Mammolenti, Mr. Bellovich, Mr. Compton Mrs. Voelker, Mr. Hixenbaugh. The proposed ordinance passed, thus it became **ORDINANCE NO. 5765**

PROPOSED ORDINANCE NO. 2021-39

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

Annexation and Rezoning of 12452 & 12434 Lincoln way East from I-1 to C-1 General Commercial and I-1 Light Industrial PUBLIC HEARING – NO VOTE

Ken Prince, City Planner, spoke in favor of **PROPOSED ORDINANCE NO. 2021-39**. Mr. Prince stated he was before the council to represent the two property owners involved, Foxfire Safety and Bruno's Pizza. Mr. Prince stated over 20 years ago in his first tenure with the city, Foxfire had proposed an annexation and at that time, they started the process and decided not to proceed. Mr. Prince stated they assigned a city address as part of the annexation process and since that time, they proceeded with the improvement in the county and they had the multiple

address that had been proving to be a headache for dispatch since that time. Mr. Prince stated they then came back with a request to resolve it and they suggested going forward with the annexation. Mr. Prince stated if they went forward with the annexation, they would help them in terms of putting the petition together and getting it into the city. Mr. Prince stated because of their jagged tooth of a border, they also asked Bruno's if they would be willing to come in at that time so they would not have an island surrounded there. Mr. Prince stated they agreed to come into the city and at that moment, there were no improvements planned for the business and it was simply switching from the unincorporated area to the city with the reflected zoning classifications. Mr. Prince stated the area in question was a little under two acres and was happy to answer any questions.

Mr. Compton asked if either of the locations were hooked up to City Utilities. Mr. Prince stated he believed they both were. Mr. Compton also asked an unrelated question about the toll road access and saw Panzica had a sign next to the medical hospital. Mr. Compton then asked what was going there. Mr. Prince stated it was a surgery center and the Planning Commission already approved the plans last month. Mr. Compton stated he was just curious about it and thanked Mr. Prince.

The public hearing for **PROPOSED ORDINANCE NO. 2021-39** closed at 7:19PM and the matter would appear on the agenda, with action taken on it at a subsequent council meeting consistent with the requirements of Indiana law.

PRIVILEGE OF THE FLOOR

Mrs. DeMaegd spoke on two issues. Mrs. DeMaegd stated the first issue was that last Wednesday October 27th, federal agents coordinated several raids throughout the northern Indiana region as part of an investigation into the members of the Sin City Disciples motorcycle club. Mrs. DeMaegd stated one of the warrants was served in South Bend near the Edison and Mayflower roads and there were officers from the St. Joseph County Metro SWAT team, which included officers from St. Joseph County Police and the Mishawaka Police Department. Mrs. DeMaegd stated the massive raid was executed safely and without incidents. Mrs. DeMaegd thanked all of the officers and off schedule agents who took part in their operation and specifically thanked the Mishawaka SWAT members. Mrs. DeMaegd then announced the first meeting of the West End Neighborhood Watch. Mrs. DeMaegd stated the meeting would take place Tuesday November 9th at 7PM at St. Bavos. Mrs. DeMaegd stated there was plenty of parking in the fenced lot south of the church and stated they would be joined by Officer Fultinski. Mrs. DeMaegd stated the meeting would focus on neighborhood crime prevention and what they could all do to keep their neighbors and neighborhoods safe. Mrs. DeMaegd stated the meetings were planned to be held on the second Tuesday of the month and everyone was welcome to attend. Mrs. DeMaegd concluded thanking Father Peter and everyone at St. Bavos for allowing them to use their facility for the meetings.

Mr. Mammolenti announced that all were welcome to attend the neighborhood watch meeting taking place November 17th at 7PM. Mr. Mammolenti stated they would be taking the meeting off-site and do a tour of the St. Joseph County Juvenile Center located at 1000 S Michigan Street

South Bend, Indiana. Mr. Mammolenti stated Judge Cichowicz would provide a detailed tour and description of what he and the facility did on a daily basis, along with speaking in regards to his agreement with School City of Mishawaka.

ADJOURNMENT 7:23PM

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

November 10, 2021

Deborah S. Block, IAMC, MMC

NOV 10 2021

City Clerk
Mishawaka, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
November 9, 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 #21-29 An appeal submitted by The Vineyard Church, Inc., requesting a Use Variance for **635 East Twelfth Street** Indiana, to allow a parking lot for a mobile medical clinic.

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

1. The Use Variance be limited to a one-year period.

APPEAL #21-40 An appeal submitted by Cinemark USA, Inc., requesting a Use Variance for **6424 Grape Road** to allow an indoor shooting range as part of retail firearm sales business in C-2 Shopping Center Commercial District.

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

Respectfully,

Kari Myers, Secretary
Board of Zoning Appeals

cc: Jeffrey Schaffer
Ken Knuckles

STAFF REPORT

Location: 635 E Twelfth St

Date: October 12, 2021

Appeal: 21 29

Prepared By: CH

GENERAL INFORMATION

Applicant: The Vineyard Church/Abonmarche Consultants

Status: Property Owner/Representative

Request: Use Variance to allow for parking lot for mobile medical clinic

Zoning Classification: R-2 Two-Family Residential and R-3 Multi-Family Residential

Lot Size: 247' x 118' (0.71 acres)

Applicable Regulations: Section 137-42 Board of Zoning Appeals Use Variance
Section 137-187 R-2 Two-Family Residential Uses
Section 137-216 R-3 Multi-Family Residential Uses

SPECIAL INFORMATION

Area Development Pattern: North: R-2 Two-Family Residential (Barbee Creek) & R-1 Single Family Residential
South: R-3 Multi-Family Residential (Kensard Manor Apartments & single family home on Michigan Ave)
East: R-3 Multi-Family Residential (Sandpiper Square Apartments)
West: R-3 Multi-Family Residential (Parkview Terrace Apartments)

Thoroughfare: East Twelfth Street

School District: School City of Mishawaka

Township: Penn

Public Utilities: All utilities are available to the site

Comprehensive Plan: Medium Density Residential (Apartment Complexes & Nursing Facilities)

ANALYSIS

The Appellants are requesting a Use Variance to allow a parking lot with a driveway approach from Michigan Ave. for a regularly schedule mobile medical clinic at 635 E Twelfth Street. The Appellants have filed a separate Developmental Variance to allow the parking lot to be gravel (unpaved).

This vacant lot was the previous site of the Princess City Apartments, demolished by the City in 2013. The Vineyard Church recently purchased the property for a community center. While a community center is a permitted use in both R-2 Two-Family Residential and R-3 Multi-Family Residential, this temporary use without a building requires a Use Variance.

The preliminary site plan shows crushed stone driveway parallel to Michigan Avenue with the location of the mobile medical clinic closer to the corner. Patient parking would utilize street parking along Michigan Avenue. With 140', there is room for 6 cars, but only two parking spaces are shown in the site plan. The services are by appointment and the mobile medical clinic will not be parked there permanently; only at agreed upon times, for example once a week. The Appellant has applied for a Temporary Event Permit

through the Board of Public Works for a trial run between October and December. The first time there was a temporary Open flag and a A-frame menu board. The A-frame is acceptable while the vehicle is parked there, but no temporary signs as defined in Section 129-72.

Planning recommends a one year limit on the Use Variance, during which time, a site plan for the permanent community center could be developed.

Engineering had comments about the gravel surface, which will be shared in the Developmental Variance staff report. All other pertinent City departments have reviewed this petition and recommended approval.

RECOMMENDATION

The Planning Staff recommends approval of Appeal #21-29 to allow a parking lot with a driveway approach from Michigan Ave. for a regularly schedule mobile medical clinic at 635 E Twelfth Street for a period of time.

This recommendation is based upon the following findings of fact:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because minimal improvements will be made to the site, and the use will be on a pre-arranged scheduled;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the adjacent properties also have large parking areas to support the number of residents;
3. The need for the variance arises from some condition peculiar to the property in that this use is meant to be temporary until a permanent structure can be built;
4. Strict application of the terms of this chapter will constitute an unnecessary hardship if applied to the property for which the variance is sought because the zoning does not allow for temporary uses in any zoning district. The eventual use of community center is permitted by right; and
5. The recommendation is consistent, and or, not in conflict with Comprehensive Plan which indicates apartment complexes and nursing facilities for this area.

ATTACHMENTS

Aerial, Photographs, Appeal, Location Map



A view from the north (12TH Street)



A view from the west (Michigan Ave)



The mobile medical unit parked on 10/29/2021.

STAFF REPORT

Location: 6424 Grape Road – Approximately 880' East of Grape Rd.
Vacant Commercial Property formerly Cinemark 6

Date: November 9, 2021

Appeal: 21 - 40

Prepared By: DJS

GENERAL INFORMATION

Applicant: Cinemark USA, Inc. / Development Management Group, LLC / ComptonAddy
Status: Property Owner / Agent & Contingent Developer / Contingent Purchaser
Request: Use variance to allow an indoor shooting range
Zoning Classification: C-2 Shopping Center Commercial
Lot Size: 4.38 acres
Applicable Regulations: Section 137-42 / (4) Board of Zoning Appeals – Variance of Use; Section 137-325 to 137-327 / C-2 Shopping Center Commercial District

SPECIAL INFORMATION

Area Development Pattern: North: S-1 Extensive Open Space (Cemetery / St. Joseph Valley Memorial Park)
South: C-1 General Commercial (Vacant / Retention Basin for University Park Mall & University Center Shopping Center)
East: C-1 General Commercial (Hotels / Quality Inn, Fairfield Inn and Best Western & Vacant / Outlot)
West: C-1 General Commercial (Electronics Retailer / Best Buy) & C-2 Shopping Center Commercial (Multi-Tenant Commercial / University Center)

Thoroughfare: W. University Drive
School District: South Bend Community School Corporation
Township: Clay
Public Utilities: All utilities are available and will be connected to/throughout the site at the expense of the developer
Comprehensive Plan: General Commercial

ANALYSIS

The Appellants, Cinemark USA, Inc. and Development Management Group, LLC, are requesting a use variance to allow an indoor shooting range in a new single tenant 14,933 sq. ft. commercial building.

The proposed building is to be located on the south side of W. University Drive approximately 880' east of Grape Road. ComptonAddy intends to purchase the 4.38 acre property for the development of a Shoot Point Blank. The business will also provide retail gun sales and instructional classrooms in addition to the

indoor shooting range. Adjacent land uses include the St. Joseph Valley Memorial Park (cemetery) to the north; the Best Buy and University Center multi-tenant commercial strip center to the west; vacant property including a large storm water retention basin to the south; and Quality Inn, Fairfield Inn, Best Western, and a vacant commercial outlot to the east.

The property is currently vacant and was previously occupied by a movie theater until being demolished in 2019. All remaining improvements, including a large parking area and access drives, will be removed with the redevelopment of the site.

The C-2 Shopping Center Commercial District permits the proposed retail gun sales and instructional classes by right. Zoning consideration and approval from the Board of Zoning Appeals or Common Council would not be required for this primarily retail use. The need for the use variance pertains only to the proposed indoor shooting range (gallery) which is a conditional use in the I-1 Light Industrial District and I-2 Heavy Industrial District. In addition to being a conditional use in these districts, indoor shooting galleries are also subject to a 750' separation requirement from any school, park, church, and/or hospital. No such land uses are present within a 750' radius from the property.

The petition states that indoor shooting ranges are a critical part of the future tenant's business operations, and if not approved, the proposed development will not proceed. Ranges are provided at every Shoot Point Blank location which includes three stores in the greater Indianapolis area and one in Merrillville, IN. Since 2012, the business has grown from a single location in Ohio to twenty-five stores across seven states.

The company's indoor shooting ranges are designed and constructed to meet all local, State, and Federal safety standards required in the industry. While the main building will be masonry construction, the range portion of the building will include reinforced concrete, AR 500 steel, bulletproof glass, self-healing ballistic rubber and bullet traps. Additional insulation and sound attenuation will also be provided which greatly minimizes noises associated with shooting firearms. Specialty ventilation equipment within the range area is designed to provide constant indoor air filtration and circulation within the building. No activities from the use will be conducted outdoors. The building is also designed with a minimum number of accessible doors and windows to reduce the potential of burglary and theft. Safety within the range area for both the customers and surrounding area are an integral component and primary focus at every business location.

The preliminary site plan shows the developer's intent to comply with the required height, area, and developmental regulations for the C-2 Shopping Center Commercial District. If any variances are required prior to development, the Board of Zoning Appeals shall be petitioned when the final site plan is submitted.

A future development pad is shown within the northeast corner of the property adjacent to W. University Drive. The contingent purchaser does not require full utilization of the parcel for the initial development. If separate ownership of an outlot is desired, a future subdivision plat will be required. Each lot will be individually subject to the C-2 Shopping Center Commercial District height, area, and development regulations.

With this petition, the property owner and contingent purchaser are only seeking a variance required for one of the proposed uses. 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 all the applicable zoning regulations, 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 commercial use and located within a highly travelled predominantly commercial part of the city, Planning Staff supports the use variance request. As previously mentioned, the need for the variance only pertains to the indoor shooting range operations and not the retail gun sales or instructional classes which are permitted by right in the C-2 District. The building design and construction will meet all required local, State, and Federal safety standards. Furthermore, the proposed uses are not out of character and will be compatible with the adjacent multi-tenant retail center, restaurants, hotels, and cemetery. No residential uses or residentially zoned properties are located along W. University Drive between Grape Road and N. Main Street. The proposed uses are also consistent with the historical use and recommended use per the comprehensive plan.

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

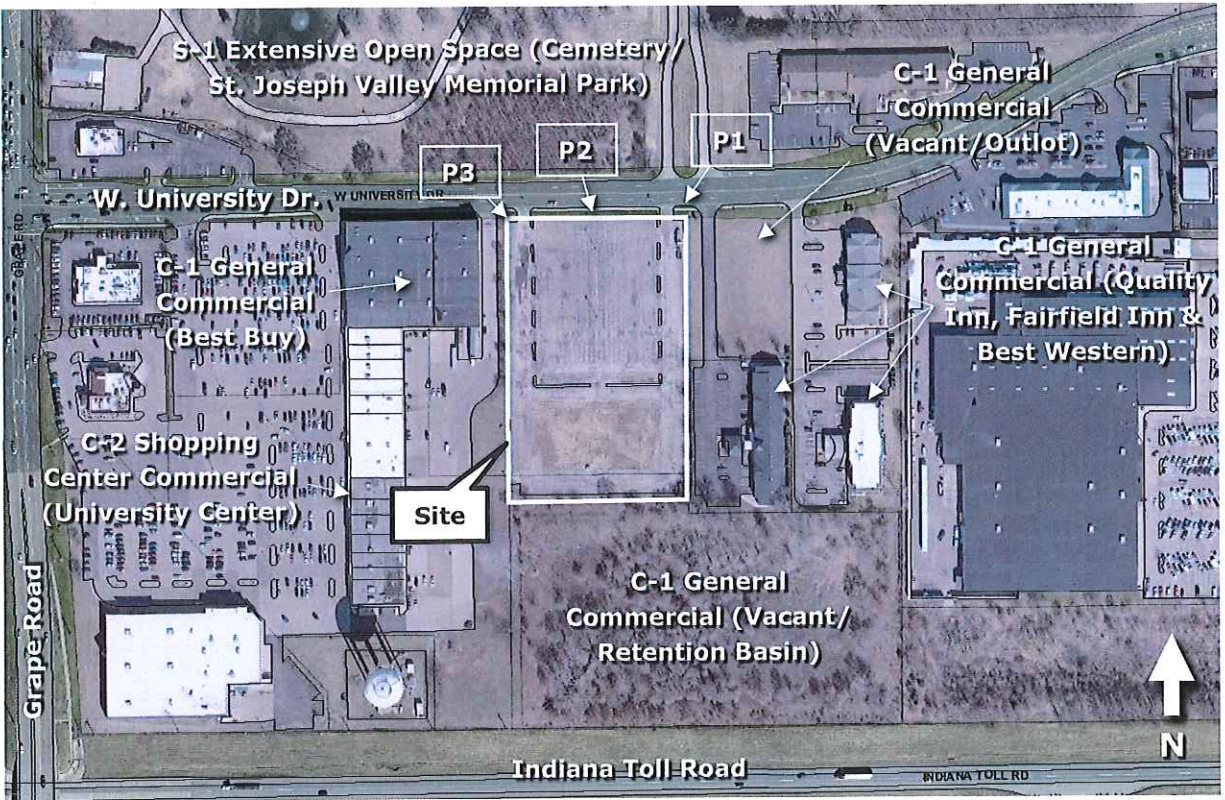
RECOMMENDATION

The Planning Staff recommends **approval** of Appeal 21-40 to allow a use variance for an indoor shooting range within a new single tenant commercial building. The building, which will also include retail gun sales and classrooms, is to be located on a 4.38 acre property with a current address of 6424 Grape Road. 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 uses, including the indoor shooting range, are consistent and compatible with adjacent multi-tenant retail center, restaurants, hotels, and cemetery. The building design and construction will meet all required local, State, and Federal safety standards required in the industry. The range areas will include additional reinforced concrete and insulation, steel, bulletproof glass, self-healing ballistic rubber, bullet traps, and a specialty designed ventilation system.
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 business will be constructed adjacent to and within property currently zoned for commercial use. Adjacent properties are currently developed with a mix of retail, restaurant, hotel, and cemetery uses. No residential uses or residentially zoned properties are located within the immediate area. Excluding the activities associated with the indoor shooting range, a majority of the business will be retail in nature similar to other nearby retail and commercial uses.
3. The need for the variance arises from some condition peculiar to the property. The C-2 Shopping Center Commercial District only permits the proposed retail gun sales and instructional classes by right. The proposed indoor shooting range is a conditional use in the I-1 Light Industrial District and I-2 Heavy Industrial District.
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 indoor shooting range is an essential component of the future tenant's business operations, and if not approved, the proposed development will not proceed.
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, Letter from Kevin Alee, VP of Real Estate - Shoot Point Blank, Preliminary Site Plan, Overview Presentation, Location Map



Aerial Photograph
 Vacant Commercial Property – Former Cinemark 6 Movie Theater
 6424 Grape Road



P1. Looking southwesterly from north of W. University Drive toward the property.



P2. Looking southerly from north of W. University Drive toward the property.



P3. Looking southeasterly from W. University Drive toward the property.

NOV 09 2021

City Clerk
Mishawaka, IN

RESOLUTION NO. 2021-26

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

12452 and 12434 Lincolnway East, Osceola, IN 46561 including the adjacent S.R. 23 public right-of-way.

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:

LOTS 12 AND 13 AS SHOWN ON THE RECORDED PLAT OF OAKLAND FIRST ADDITION IN PENN TOWNSHIP, AS RECORDED IN PLAT BOOK 10, PAGES 188-189 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INCLUDING ADJACENT LINCOLNWAY EAST PUBLIC RIGHT-OF-WAY.

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

November 9, 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

NOV 09 2021

City Clerk
Mishawaka, IN

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: 12452 & 12434 Lincolnway East, Osceola, IN 46561 – Approximately 160' East of Bittersweet Road

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 currently served with City utilities with no proposed changes from the existing use or redevelopment of the property, 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 November 15, 2021.

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

Sincerely,

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

cc: David A. Wood, Mayor

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

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Deborah S. Block, IAMC, MMC

NOV 09 2021

City Clerk
Mishawaka, IN



City of Mishawaka

*Wennigsen LLC & Fox Fire Safety Inc.
12452 & 12434 Lincolnway East
Annexation*

*Property located South of
Lincolnway East approximately
160' East of Bittersweet Road*

November 2021

Prepared by:
City of Mishawaka
Department of Planning
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Mishawaka, IN
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James M. Smith, Jr. (1915-1985)

1915 - 1985

1915 - 1985

1915 - 1985

**WENNIGSEN LLC & FOX FIRE SAFETY
12452 & 12434 LINCOLNWAY EAST
ANNEXATION FISCAL PLAN**

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Annexation Fiscal Plan

LOTS 12 AND 13 AS SHOWN ON THE RECORDED PLAT OF OAKLAND FIRST ADDITION IN PENN TOWNSHIP, AS RECORDED IN PLAT BOOK 10, PAGES 188-189 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INCLUDING ADJACENT LINCOLNWAY EAST PUBLIC RIGHT-OF-WAY.

COMMON ADDRESSES: 12452 AND 12434 LINCOLNWAY EAST, OSCEOLA, IN 46561

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

LOTS 12 AND 13 AS SHOWN ON THE RECORDED PLAT OF OAKLAND FIRST ADDITION IN PENN TOWNSHIP, AS RECORDED IN PLAT BOOK 10, PAGES 188-189 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INCLUDING ADJACENT LINCOLNWAY EAST PUBLIC RIGHT-OF-WAY.

COMMON ADDRESSES: 12452 AND 12434 LINCOLNWAY EAST, OSCEOLA, IN 46561

TAB B- BASIC DATA & FISCAL **ANALYSIS**

BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

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

LOTS 12 AND 13 AS SHOWN ON THE RECORDED PLAT OF OAKLAND FIRST ADDITION IN PENN TOWNSHIP, AS RECORDED IN PLAT BOOK 10, PAGES 188-189 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INCLUDING ADJACENT LINCOLNWAY EAST PUBLIC RIGHT-OF-WAY.

COMMON ADDRESSES: 12452 AND 12434 LINCOLNWAY EAST, OSCEOLA, IN 46561 / 4605 LINCOLNWAY EAST, MISHAWAKA, IN 46544

Annexation Area

The area to be annexed includes two parcels of land (Tax Parcels #014-1105-3710 & #014-1105-3711) located on the south side of Lincoln Way East approximately 160' east of Bittersweet Road. The west parcel at 12452 Lincoln Way East, being Lot 12 of Oakland 1st Addition, is occupied by Bruno's Pizza, a carry-out/delivery restaurant. The east parcel at 12434/4605 Lincoln Way East, being Lot 13 of Oakland 1st Addition, is occupied by Fox Fire Safety, a fire safety equipment and service business. The property is bound to the west, north, and east with approximately 1,366 linear feet being incorporated into the City, while the remaining 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 northern 105' of the Bruno's property (12452 Lincoln Way East/Lot 12) will be zoned C-1 General Commercial. Only part of the parcel is proposed for commercial zoning as the south part of the property is anticipated to be purchased by Fox Fire Safety for a future building expansion. A carry-out/delivery restaurant, as currently exists, is a permitted use in the C-1 District, but will be legal non-conforming after being annexed due to lack of parking spaces and other applicable development and landscape regulations. The remainder of said Lot 12 to the south and the adjacent Fox Fire Safety property to the east (12434-4605 Lincoln Way East/Lot 13) will be zoned I-1 Light Industrial. The I-1 District permits the existing fire safety equipment sales and service business.

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 plan was not required since the property is currently developed with no immediate plans for additional development.

Contiguity with the Existing City Limits

The property to be annexed into the City totals 1.95 acres excluding the Lincoln Way East right-of-way. The external boundary of the annexation area measures 1,505 linear feet with 1,366 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 90.8% 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 primarily flat with minimal relief across the site. Per the generalized two (2) foot contour topographic maps, elevations range from approximately 728 feet to 730 feet. The west parcel includes a 1,019 sq. ft. building and a small six (6) space parking area. All improvements are within the north 80' to 90' of the parcel with the remainder of the property being vacant. The east parcel includes an approximate 4,500 sq. ft. primary building, a ten (10) space customer/public parking lot, a 700 sq. ft.

detached accessory building, and a fenced-in employee/service vehicle parking area. All improvements are within the north 380' of the parcel with the remainder of the property being vacant. Both parcels are approximately 74.5' (E-W) x 570' (N-S).

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned I Industrial District within unincorporated St. Joseph County and is occupied by a carry-out/delivery pizza restaurant and fire safety equipment and service business. If the Mishawaka Common Council approves the annexation request, the area will be zoned to the C-1 General Commercial District and I-1 Light Industrial District as outlined above.

D. ASSESSMENT

The territory to be annexed consists of two (2) parcels 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
014-1105-3710	WENNIGSEN LLC	0.98 ACRES	\$101,900
014-1105-03711	FOX FIRE SAFETY INC.	0.97 ACRES	\$166,600

**Acreages are per the City of Mishawaka/Michiana Area Council of Governments GIS parcel data and excludes the adjacent Lincoln Way East public right-of-way.*

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. Actual tax rates may 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 west parcel with a current address of 12452 Lincoln Way East will be assigned a new four-digit city address. The east parcel with an official unincorporated address of 12434 Lincoln Way East will continue to use the 4605 Lincoln Way East address. This address was erroneously issued for the property when connected to city utilities and has been used by the property owner since the building was constructed in 1999.

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. Currently, both parcels are served with city sanitary sewer, water, and electric. Given the location of the proposed annexation area, adjacent to the existing city limits, and, considering the size of the area, each department identified that non-infrastructure-related services could be provided to the proposed annexation area with no additional expenditures. Increased maintenance costs for non-rate supported services, were identified as minimal and well within the approved budgets for each department.

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2021 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department. These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

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

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

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

Analysis:

The two (2) properties proposed to be annexed includes a pizza carry-out/delivery restaurant on the west parcel, and a fire equipment safety and service business on the east parcel. The parcels will continue to be used and occupied as is with no immediate plans for additional improvements or redevelopment. If a building addition is constructed within the parcels as outlined in the above *Location and Size - Annexation Area*, the assessed valuations would increase commensurate with the additional investment and expanded building. For the purposes of this analysis, a conservative assumption was made that the building addition will not occur within the next four years. If the addition were to be constructed within this period, there would be an increase in the assessed valuation resulting in additional tax revenue for all taxing units.

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 & future anticipated property assessed valuation if no additional improvements in the next four years:

\$268,500

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property were determined utilizing an 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>.

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

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

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

Prior to annexation: \$5,759

Following annexation: \$8,055

Political Subdivisions before Annexation:

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

- St. Joseph County (31.4%) - \$1,809.74
- Penn Township (16.8%) - \$969.24
- Penn-Harris-Madison School Corporation (42.9%) - \$2,470.61
- St. Joseph County Public Library (6.8%) - \$391.61
- Airport Authority (2.0%) - \$115.18

* 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 other (vacant) tax cap rate including the exempt rate is set at 3%. Since the cap is set at 3%, the revenue will decrease since no additional improvements or building additions are anticipated in the short term that would increase the assessed valuation. Thus, the distribution of property tax revenue is anticipated to decrease for all existing tax entities based on getting a smaller percentage of revenue when the City tax rate, and to a very minor extent, the South Bend Transpo rate is added to the overall rate.

Political Subdivisions following Annexation:

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

- St. Joseph County (17.2%) - \$1,385.46 (-\$424.28 per year)
- Penn Township (0.9%) - \$72.50 (-\$244.29 per year)
- Penn-Harris-Madison School Corporation (23.4%) - \$1,884.87 (-\$585.74 per year)
- St. Joseph County Public Library (3.7%) - \$298.04 (-\$93.57 per year)
- Airport Authority (1.1%) - \$88.61 (-\$26.57 per year)
- South Bend Transpo (2.9%) - \$233.60
- City of Mishawaka (50.8%) - \$4,091.94

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

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

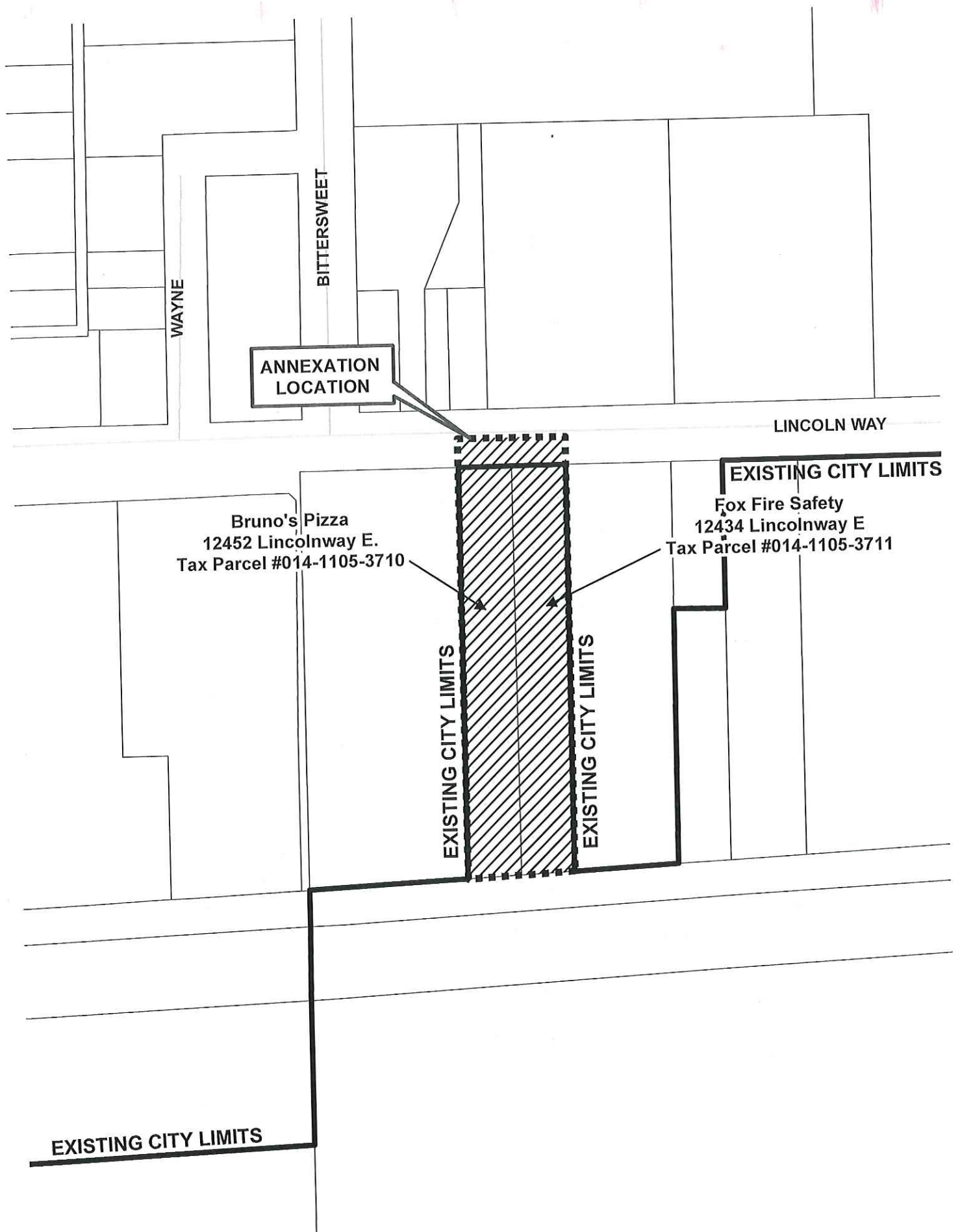
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	\$5,541.84
• Penn Township	\$290.00
• Penn Harris Madison School Corporation	\$7,539.48
• St. Joseph County Public Library	\$1,192.16
• Airport Authority	\$354.44
• South Bend Transpo	\$934.40
• City of Mishawaka	\$16,367.73

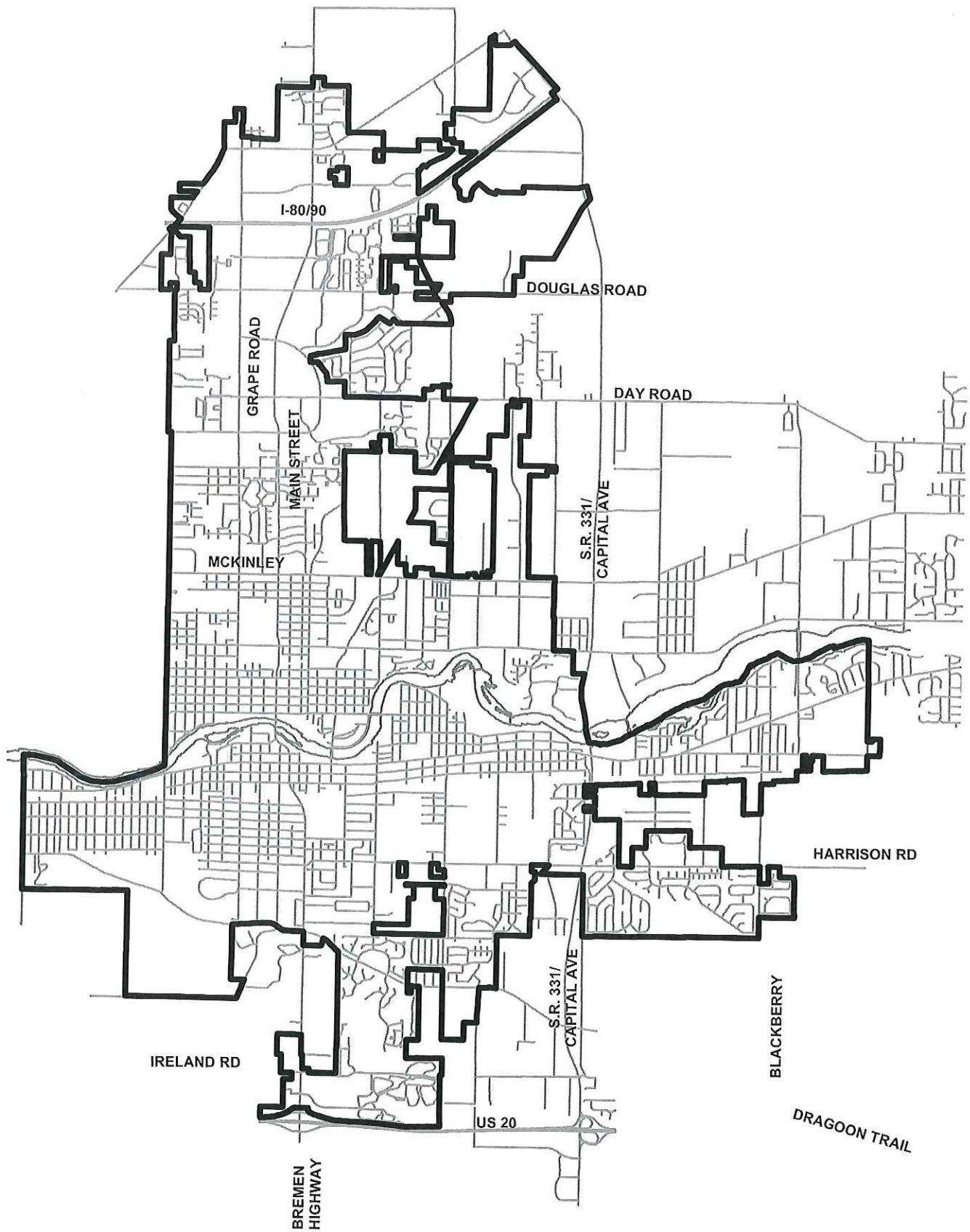
J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

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

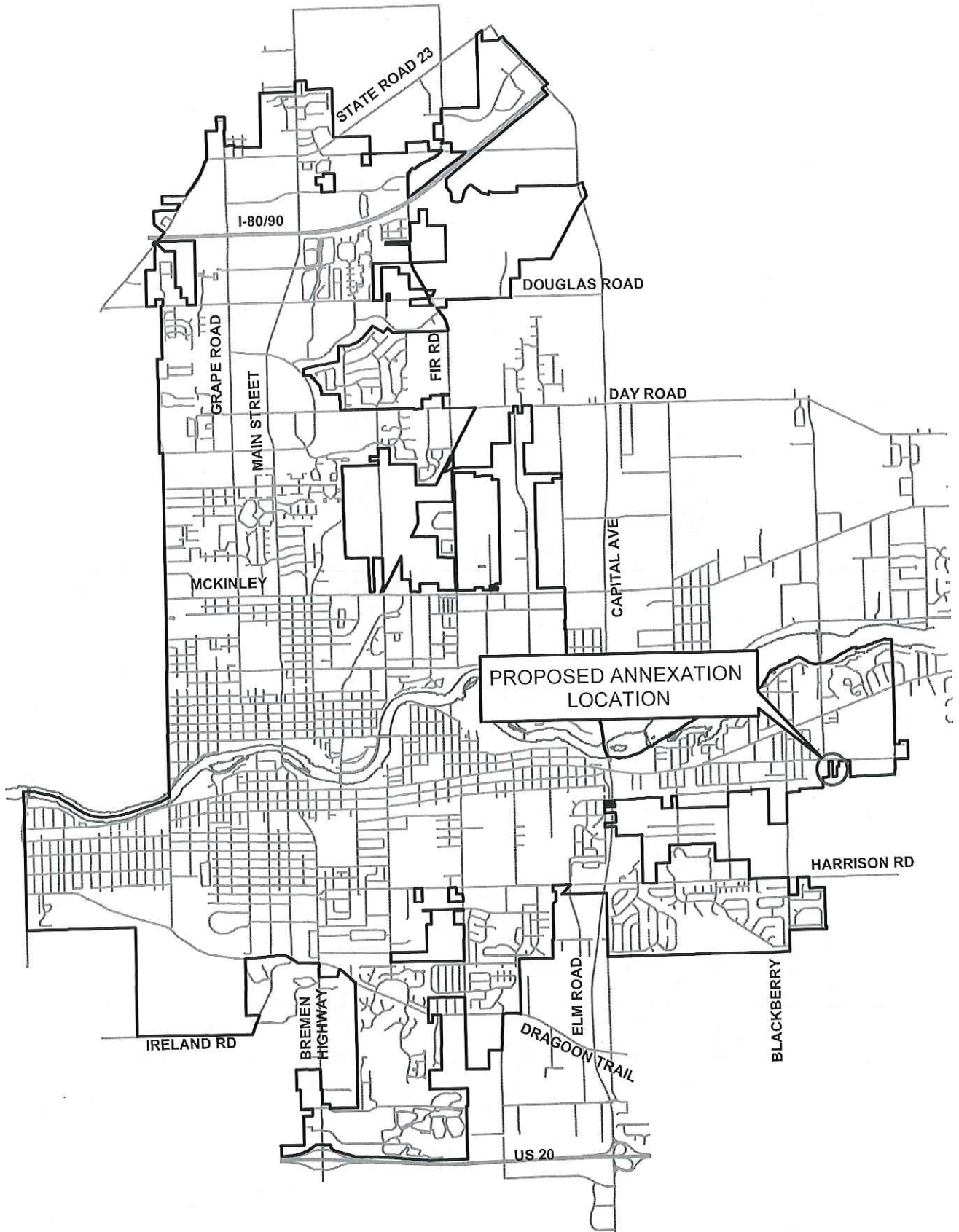
Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.



MAP OF EXISTING CITY LIMITS



MAP OF PROPOSED CITY LIMITS



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



Looking southerly from Lincolnway East toward Bruno's Pizza (12452 LWE). Front part of parcel is proposed to be zoned C-1 General Commercial with no change in use.



Looking southerly from Lincolnway East toward Fox Fire Safety (12434 LWE). Property and back part of adjacent parcel are proposed to be zoned I-1 Light Industrial with no change in use.



Looking southerly from north of Lincolnway East toward both parcels to be annexed. .



DATE: August 18, 2021

TO THE:

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

RE: Petition for Annexation and Zoning Classification

The undersigned Wennigsen LLC & Fox Fire Safety Inc. respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

Lots 12 and 13 as shown on the recorded plat of Oakland First Addition in Penn Township, as recorded in Plat Book 10, Pages 188-189 in the Office of Recorder of St. Joseph County, Indiana, including adjacent Lincoln Way East public right-of-way.

Common Addresses: 12452 and 12434 Lincoln Way East, Osceola, IN 4656/4605
Lincoln Way East, Mishawaka, IN 46544

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 12452 and 12434/4605 Lincoln Way East, and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a C-1 General Commercial District for the north 105' of said Lot 12 and an I-1 Light Industrial District for the remainder of said Lot 12 and all of said Lot 13. Petitioners further state they intend to utilize said land for continued use as a carry-out/deliver pizza restaurant at 12452 Lincoln Way East and a fire safety equipment sales and service business at 12434/4605 Lincoln Way East.

Accompanying this petition is a drawing showing the above-described parcel of real estate, showing the location of the existing building structure(s) and other improvements.

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

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a C-1 General Commercial District and I-1 Light Industrial District as described above.



Property Owner Signature

Joseph S. Grabill
Wennigsen LLC
Lot 12 of Oakland First Addition

Contact Person:
Derek J. Spler, AICP
600 E. Third Street
Mishawaka, IN 46545
574-258-1625
dspler@mishawaka.in.gov

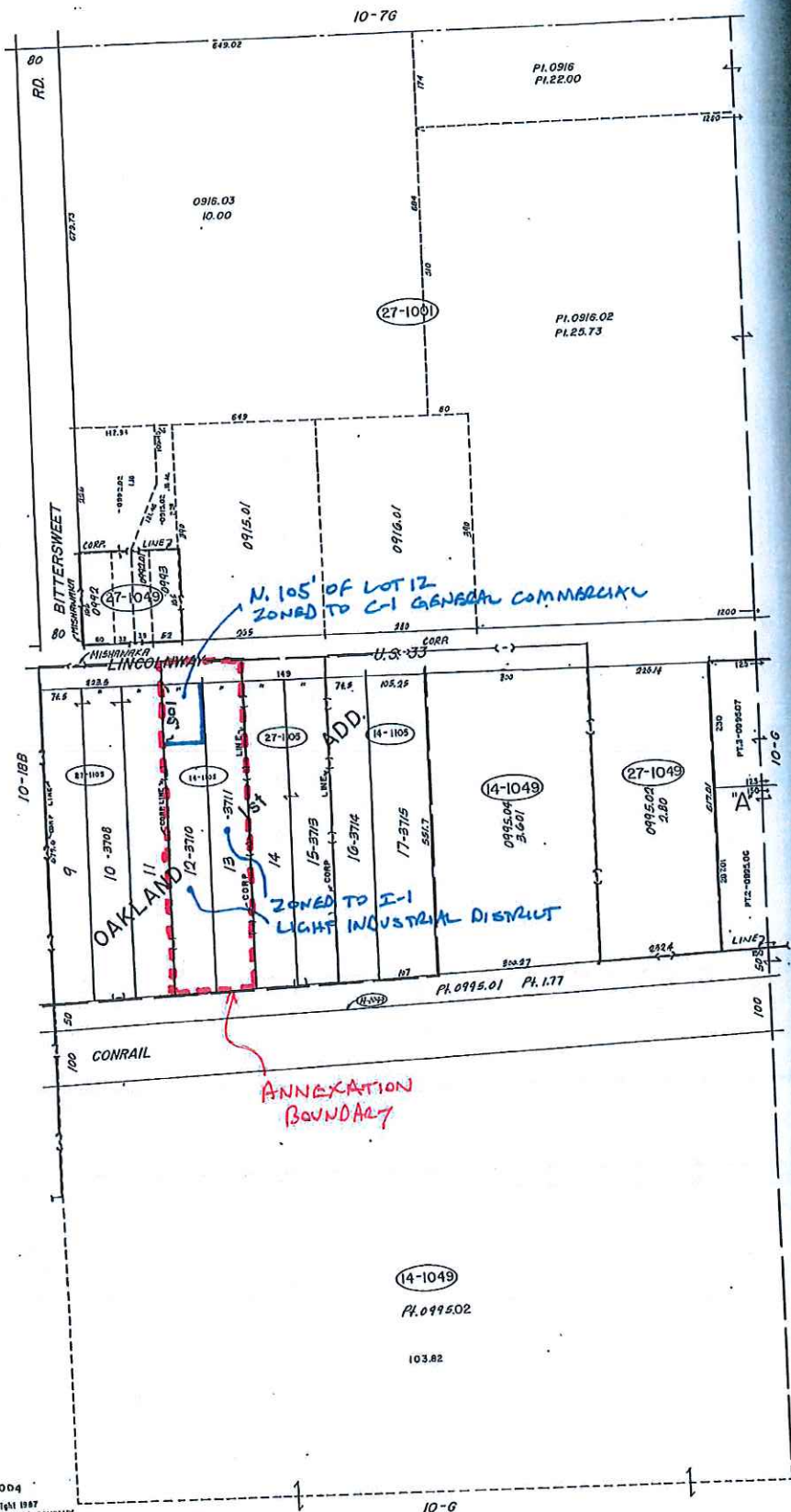


Property Owner Signature

Robert E. Murray
Fox Fire Safety Inc.
Lot 13 of Oakland First Addition

Prepared by: Department of City Planning

SPDCHEN MINORSUB.

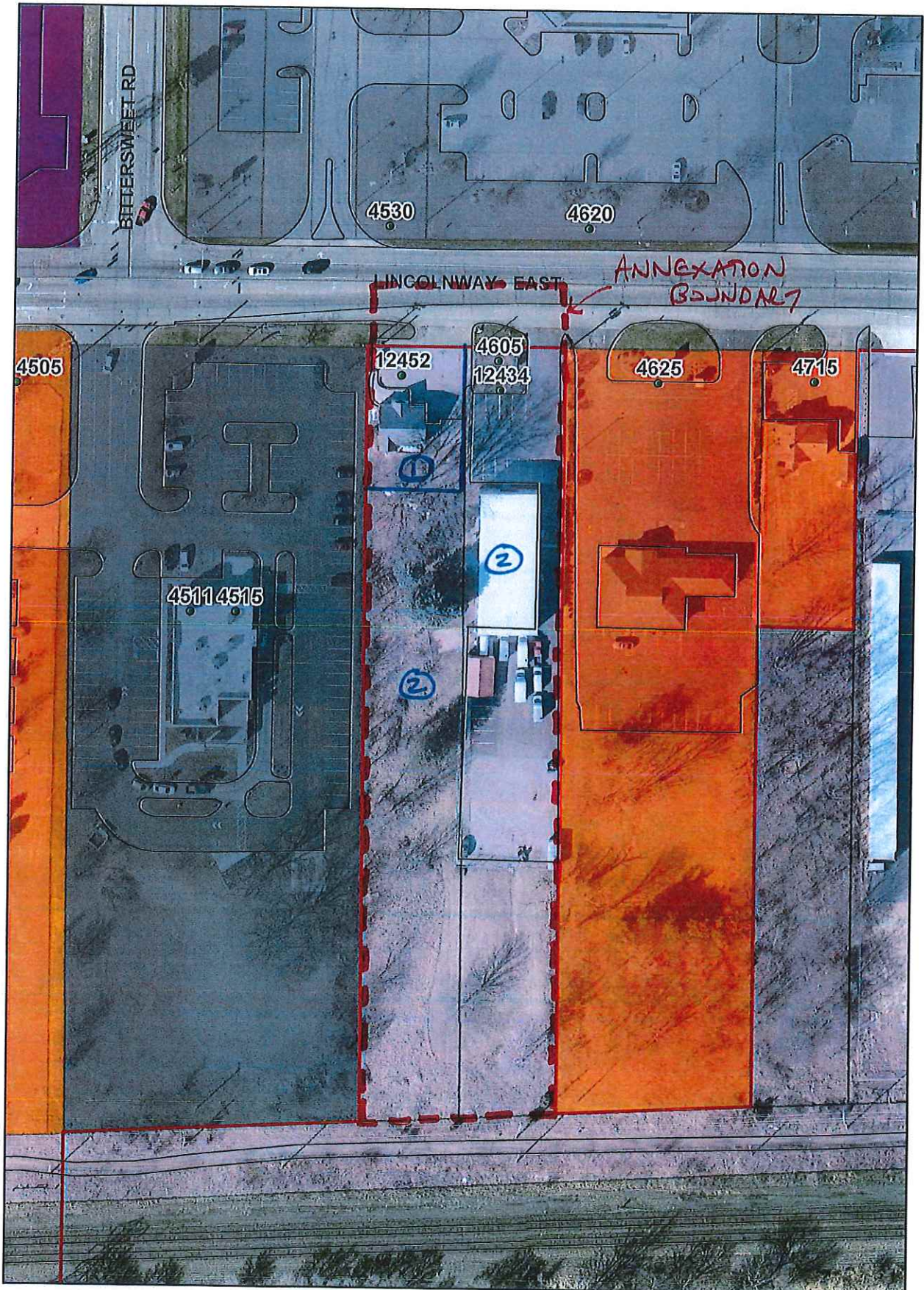


Revised Copyright 2004
Copyright 1987
THE SISKELL COMPANY

SCALE: 1" = 100'

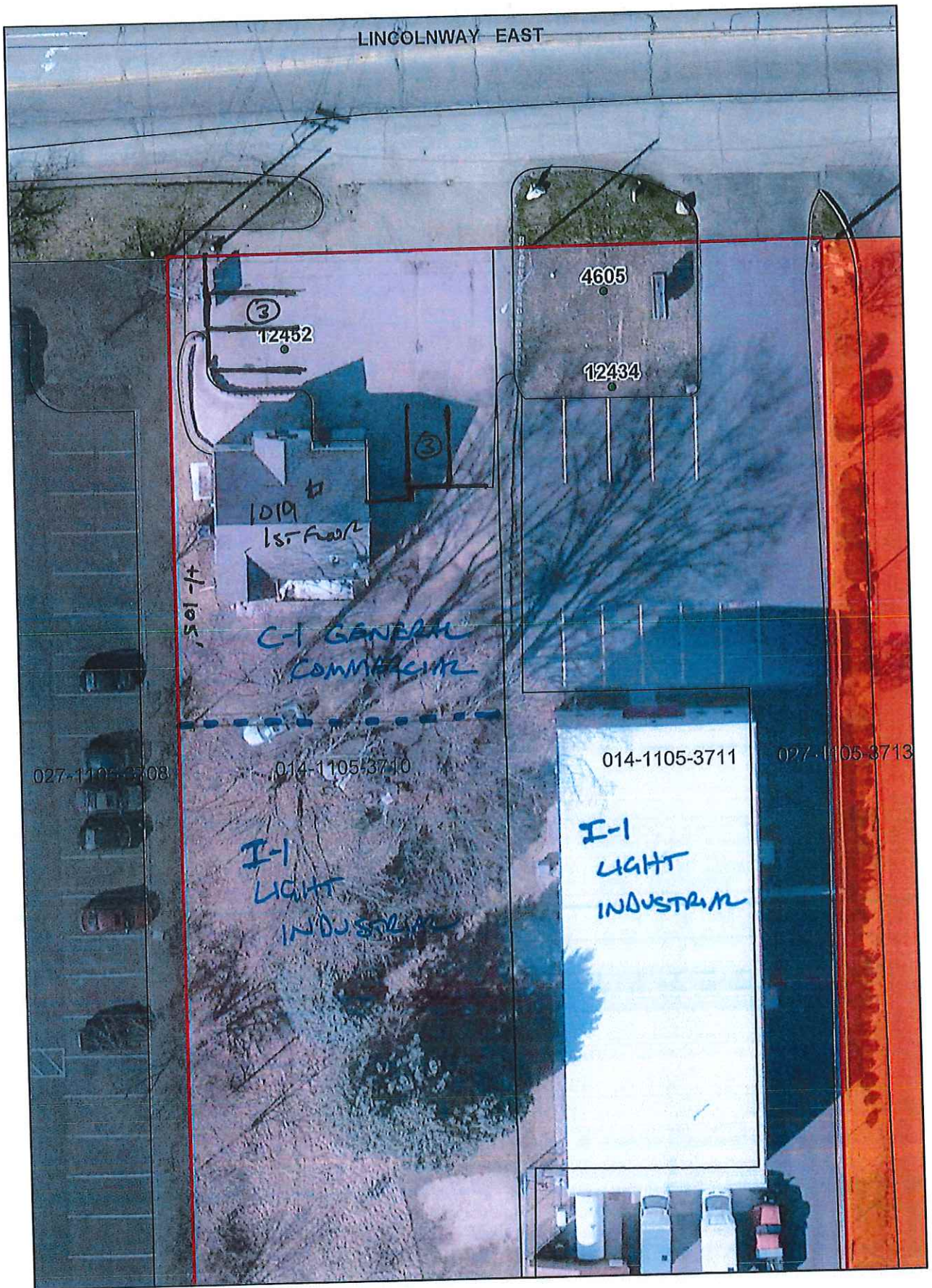
10-18C

PENN TWP.
W. 1/2 NE. 1/4 SEC. 18 T.37N. R.4E.



- ① ZONED C-1 GENERAL COMMERCIAL
 ② ZONED L-1 LIGHT INDUSTRIAL

↑ 1" = 100'
 N SCALE



Annexation Fiscal Plan

LOTS 12 AND 13 AS SHOWN ON THE RECORDED PLAT OF OAKLAND FIRST ADDITION IN PENN TOWNSHIP, AS RECORDED IN PLAT BOOK 10, PAGES 188-189 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INCLUDING ADJACENT LINCOLNWAY EAST PUBLIC RIGHT-OF-WAY.

COMMON ADDRESSES: 12452 AND 12434 LINCOLNWAY EAST, OSCEOLA, IN 46561

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 \$14.79. For senior citizens, the rate is \$11.81. 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 12" gravity sanitary sewer main located on the south side of Lincolnway East. Currently both properties are connected to City sanitary sewer. If any future connections to sanitary sewer are needed for this annexation, they shall connect to their existing sanitary sewer lateral on site. No additional sewer taps will be allowed. 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 and ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant. The City's sanitary sewer system has ample capacity to serve this annexation property.

Existing Road/Transportation Infrastructure

These properties have frontage along Lincolnway East. Currently, Lincolnway East is a two-lane section with one eastbound travel lane, and one westbound travel lane. Lincolnway East is a state highway and maintained by the Indiana Department of Transportation. Any future driveway approaches will require a permit from INDOT.

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 and Sewer Department will be responsible for maintenance of public 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.

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

<i>See MU salary ordinance for utility portion of salaries</i>		394,588.00
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Other Personal Services

411-65	PE Certification	<u>10,000.00</u>	192.31
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404,588.00

2 SUPPLIES

Office Supplies

421-90	General Supplies	<u>8,000.00</u>	8,000.00
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3 OTHER SERVICES AND CHARGES

Professional Services

431-06	Consulting	5,000.00
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Communication and Transportation

432-03	Travel and Training	6,000.00
--------	---------------------	----------

Repairs and Maintenance

436-01	Equipment Repair	2,500.00
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Other Services and Charges

439-03	Subscriptions, Dues, etc.	<u>1,000.00</u>	
			<u>14,500.00</u>
			<u>427,088.00</u>

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.

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 2021 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 2020 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	
			<u>664,500.00</u>
			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>	68,900.00
			<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> 1,479.84
		268,859.00
	Crossing Guards 20 @ 7,766	155,320.00
411-03	Substitute Crossing Guard	2,000.00
	Temporary Help/Part-time	20,000.00
411-65	IDACS Specialist	<u>500.00</u> 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 2 tandem axle and 12 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 with the County's leaf pick-up program. St. Joseph County does not provide a leaf pick up program through their Highway Department.

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 2021 budget has been included for reference.

CITY OF MISHAWAKA
2021 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES

Salaries and Wages

411-02 Assistant 4 @ 55,624	222,496.00	biweekly 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

Other Services Personal

411-60 Overtime	15,000.00
411-63 Longevity	<u>7,070.00</u>

22,070.00

716,529.00

2 SUPPLIES

Office Supplies

421-90 Office Supplies	2,000.00
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Operating Supplies

422-02 Gas, Oil, etc.	800,000.00
422-05 Equipment/ Vehicle/Maint Supplies	110,000.00

Other Supplies

429-08 Uniform/ Supplies	<u>5,750.00</u>
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917,750.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Health Screenings/ Vaccines	1,000.00
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Communication and Transportation

432-03 Travel and Training	1,000.00
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Repairs and Maintenance

436-01 Building Repair / Equipment/Maint	70,000.00
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Rentals

437-05 Uniforms	10,000.00
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Other Services and Charges

439-09 Miscellaneous Charges	<u>1,500.00</u>
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83,500.00

1,717,779.00

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	<u>8,000.00</u>	
			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	<u>10,000.00</u>	
			<u>978,900.00</u>
			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	<u>35,000.00</u>	
			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

Rentals

437-05 Uniforms 16,000.00

Other Services and Charges

439-09 Miscellaneous Charges 3,000.00

35,000.00

4 CAPITAL OUTLAYS **MVHR**

Improvements Other than Buildings

442-01 Street Repair 750,000.00

750,000.00

3,558,408.00

LOCAL ROAD AND STREET
202-50

4 CAPITAL OUTLAYS

Improvements other than Buildings

442-04 Sidewalk and Curb Program 300,000.00

50/50 Program 25,000.00

445-02 MVH Equipment 185,000.00

CSD Equipment 42,000.00

552,000.00

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is \$14.77. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of \$11.81 per month is provided for senior citizens.

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

Leaf pick-up and the Organic Center

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

WASTEWATER

Services

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

Facilities

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

For the year 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.

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 24" water main fronting the property at 12452 and 12434 (4605) Lincolnway East. The main is located on the south side of the street at the curb line.

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.

Annexation Fiscal Plan

LOTS 12 AND 13 AS SHOWN ON THE RECORDED PLAT OF OAKLAND FIRST ADDITION IN PENN TOWNSHIP, AS RECORDED IN PLAT BOOK 10, PAGES 188-189 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INCLUDING ADJACENT LINCOLNWAY EAST PUBLIC RIGHT-OF-WAY.

COMMON ADDRESSES: 12452 AND 12434 LINCOLNWAY EAST, OSCEOLA, IN 46561

TAB D - APPENDICES

Appendix "A"
Resolution of Adopting Fiscal Plan

RESOLUTION NO. 2021-26

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

12452 and 12434 Lincolnway East, Osceola, IN 46561 including the adjacent S.R. 23 public right-of-way.

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:

LOTS 12 AND 13 AS SHOWN ON THE RECORDED PLAT OF OAKLAND FIRST ADDITION IN PENN TOWNSHIP, AS RECORDED IN PLAT BOOK 10, PAGES 188-189 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, INCLUDING ADJACENT LINCOLNWAY EAST PUBLIC RIGHT-OF-WAY.

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 #21-17

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:

Lots 12 and 13 as shown on the recorded plat of Oakland First Addition in Penn Township, as recorded in Plat Book 10, Pages 188-189 in the Office of the Recorder of St. Joseph County, Indiana, including adjacent Lincolnway East public right-of-way.

COMMON ADDRESSES: 12452 and 12434 Lincolnway East

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District and 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 located along the heavily travelled Lincoln Way East corridor that serves as the one of the principal arterial roadways connecting Mishawaka and South Bend to downtown Elkhart. Traffic volumes in the immediate vicinity are anticipated to remain consistent. The property, which includes a carry-out/delivery restaurant and fire safety equipment sales and service business, is adjacent to a restaurant with drive-thru and pharmacy to the north, a two-tenant commercial building to the west, a railroad and agricultural land to the south, and a credit union to the east.
2. Character of Buildings in the Area – The character of buildings and land uses located along Lincoln Way East corridor vary greatly and include commercial, retail, restaurant, financial, and industrial land uses.

3. The most desirable/highest and best use – Because of the property's location along a highly travelled mixed use corridor, the most desirable use for the property is commercial or light industrial use consistent with the current land use.
4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area as no changes to the current uses are proposed. Additionally, other permitted uses within the C-1 General Commercial and I-1 Light Industrial Districts would be compatible with the existing adjacent and nearby land uses.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided commercial and industrial development along Lincoln Way East between Bittersweet Road and Cedar Road.

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

2.

1.

Appendix "C"

Tab Rate Chart for the year 2020 payable 2021 Tab Rate Chart for the year 2020 payable 2021

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2020 payable 2021, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon. The following table shows the rate of taxation of the following table shows the rate of taxation on each \$100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2021. Second installment will be delinquent after Nov 10, 2021. Michael J. Hanson, Auditor of St. Joseph County.

	71 018	71 022	71 023	71 025	71 026	71 027	71 028	71 029	71 030	71 031	71 032	71 033	71 034	71 035	71 036	71 037
	New Carlisle	Mishawaka - Phm School	Mishawaka - Penn	Portage Township	South Bend - Portage	Union Township	Lakeville	Warren Township	Oscola	Penn Township	Penn Township - Mishawaka Schools	South Bend - Penn	Liberty Township	North Liberty	Mishawaka - Harris	South Bend Warren
61 County Rainy Day																
101 County General	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310	0.5310
124 Cumulative Reassessment	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154	0.0154
180 Debt Service	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081	0.0081
702 Highway																
706 LR & S																
720 Major Moves SPC																
790 Cumulative Bridge	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095	0.0095
792 Major Cumulative Bridge	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
801 Health	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198	0.0198
1301 Park & Recreation	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238	0.0238
2391 Cumulative Capital Development	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332	0.0332
71.1 Total COUNTY	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741	0.6741
61 Township Rainy Day																
101 Township General Fund	0.0554	0.0132	0.0132			0.0842	0.0842	0.0405	0.0132	0.0132	0.0132	0.0132	0.0782	0.0782	0.0077	0.0405
180 TOWNSHIP DEBT SERVICE									0.0576	0.0576	0.0576					
601 Twp Community Bldg																
840 Twp Poor Relief/Twp Assistance	0.0064	0.0208	0.0208	0.0149	0.0149				0.0208	0.0208	0.0208	0.0208			0.0014	
1111 Twp Fire																
1181 Twp Fire Bldg Debt Fund						0.0901	0.0901	0.3039					0.0745	0.0745		
1190 Twp Cum Fire								0.0333					0.0229	0.0229		
1312 Twp Recreation	0.0009															
2128 Township Cemetery	0.0009															
8604 Twp Fire Territory General	0.5676			0.5695		0.0983	0.0983		0.2371	0.2371	0.2371					
8699 Twp Fire Territory Equip Repla	0.0329			0.0333		0.0333	0.0333		0.0323	0.0323	0.0323					
71.2 Total TOWNSHIP	0.6541	0.0340	0.0340	0.6177	0.0149	0.3059	0.3059	0.3777	0.3610	0.3610	0.3610	0.0340	0.1756	0.1756	0.0091	0.0405
61 City/Town Rainy Day																
101 City General	0.8445	1.5037	1.5037		2.6562		0.6941		0.7450			2.6562		0.9918	1.5037	2.6562
180 City Debt Service	0.1050															
181 City/Town Debt Payment																
341 City Fire Pension																
342 City Police Pension																
706 City/Town LR & S																
708 City MVH	0.2587	0.1510	0.1510				0.7815		0.0092					0.0697	0.1510	
720 City/Town Major Moves Spc																
1301 City Park & Rec		0.2955	0.2955		0.6249							0.6249			0.2955	0.6249
1303 City/Town Park																
1380 Park Bond																
2120 City Cemetery	0.0478				0.0387							0.0387		0.1477		0.0387
2379 City/Town CCI																
2391 City Cum Cap Development	0.0433	0.0450	0.0450		0.0285		0.0421		0.0426			0.0285		0.0436	0.0450	0.0285
6290 City Cum Sewer																
8604 City Town Fire Territory Gen																
8699 City Town Fire Terr Equip Repla																
71.3 Total CITY/TOWN	1.2993	1.9952	1.9952	0.0000	3.3483	0.0000	1.0177	0.0000	0.2968	0.0000	0.0000	3.3483	0.0000	1.2528	1.9952	3.3483
22 Referendum-Exempt Operating			0.2434	0.3334	0.3334			0.3334				0.2434				0.3334
61 School Rainy Day																
180 School Debt Service	0.6131	0.3792	0.6091	0.3077	0.3077	0.5256	0.5256	0.3027	0.3792	0.3792	0.6091	0.3792	0.4010	0.4010	0.3792	0.3077
186 School Retirement/Pension Debt				0.0048	0.0048			0.0048								0.0048
287 Referendum Debt-Exempt Capital	0.1512		0.1219	0.0663	0.0663			0.0663					0.1219			0.0663
3101 Education																
3300 Operations	0.6602	0.5410	0.4280	0.7433	0.7433	0.5472	0.5472	0.7433	0.5410	0.5410	0.4280	0.5410	0.6061	0.6061	0.5410	0.7433
71.4 Total SCHOOL	1.4245	0.9202	1.4024	1.4505	1.4505	1.0728	1.0728	1.4505	0.9202	0.9202	1.4024	0.9202	1.0278	1.0278	0.9202	1.4505
61 Rainy Day																
101 Library General	0.2829	0.1290	0.1290	0.2885	0.2885	0.2885	0.2885	0.2885	0.1290	0.1290	0.1290	0.1290	0.2885	0.2885	0.1290	0.2885
180 Library Debt Service	0.0290	0.0172	0.0172	0.0292	0.0292	0.0292	0.0292	0.0292	0.0172	0.0172	0.0172	0.0172	0.0292	0.0292	0.0172	0.0292
2011 LIBRARY L/R PAYMENT																
2011 Library LRF																
71.5 Total LIBRARY	0.3119	0.1462	0.1462	0.3177	0.3177	0.3177	0.3177	0.3177	0.1462	0.1462	0.1462	0.1462	0.3177	0.3177	0.1462	0.3177
8001 So Bend Transpo		0.1123	0.1123		0.1123								0.1123		0.1123	0.1123
8090 So Bend Transpo Spec Tran Cum																
8101 Airport Authority General	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302	0.0302
8180 Airport Sp Airport Debt																
8190 Airport Authority Cum Bldg	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133	0.0133
8210 Sp Solid Waste Ma																
71.6 Total SPECIAL UNIT	0.0435	0.1558	0.1558	0.0435	0.1558	0.0435	0.0435	0.0435	0.0435	0.0435	0.0435	0.1558	0.0435	0.0435	0.1558	0.1558
Total Tax Rates (Less Conservancy)	4.4174	3.9155	4.4077	3.1035	5.9613	2.4140	3.4317	2.8635	2.4418	2.1450	2.6772	5.2786	2.2385	3.4913	3.9006	5.9869

Property Tax System

Property Tax System 02/17/2021 04:14 PM by Kgori

2. Mishawaka PHM School Tax Rates - Post to Annexation

1. Penn Township Tax Rates - Prior to Annexation

St. Joseph County
Submitted to the State on

Appendix "D"
Indebtedness of St. Joseph County

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
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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 (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
---------------	--------

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
---------------	--------

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
---------------	--------

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
---------------	--------

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 Grodtnik.

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
------------------	--------

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

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

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

Notes

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

St. Joseph County

Submitted to the State on Friday, October 25, 2019

Report printed on 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
---------------	--------

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
------------------	--------

Uses

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

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
------------------	--------

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
7/1/2019								\$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		

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.

Appendix "D"
Indebtedness of Penn Township

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
------------------	--------

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

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

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: Lease Purchase of Ford F550 Ambulance

Total Project Cost: \$262,189.00

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
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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<u>Notes</u>

NOV 10 2021

City Clerk
Mishawaka, IN

APPEAL #21-29

RESOLUTION NO. 2021-27

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:

635 East Twelfth Street, Mishawaka, Indiana

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

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

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

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

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

Section I. The Common Council has provided notice of the hearing on the Petition from the Board of Zoning Appeals pursuant to Indiana Code requesting that a Use Variance for property located at **635 East Twelfth Street, Mishawaka, Indiana**, more particularly known and described as follows:

Lots 5, 6, 7, and 8, Dodge Renewal Area Three, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana

The Use Variance will allow a parking lot for a regularly scheduled mobile medical clinic on R-2 Two-Family Residential property subject to the following condition of approval:

1. The Use Variance be limited to a one-year period.

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

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

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because minimal improvements will be made to the site, and the use will be on a pre-arranged schedule;

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the adjacent properties also have large parking areas to support the number of residents;
3. The need for the variance arises from some condition peculiar to the property in that this use is meant to be temporary until a permanent structure can be built;
4. Strict application of the terms of this chapter will constitute an unnecessary hardship if applied to the property for which the variance is sought because the zoning does not allow for temporary uses in any zoning district. The eventual use of community center is permitted by right; and
5. The recommendation is consistent, and or, not in conflict with Comprehensive Plan which indicates apartment complexes and nursing facilities for this area.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 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: 635 E Twelfth St

Date: October 12, 2021

Appeal: 21 29

Prepared By: CH

GENERAL INFORMATION

Applicant: The Vineyard Church/Abonmarche Consultants

Status: Property Owner/Representative

Request: Use Variance to allow for parking lot for mobile medical clinic

Zoning Classification: R-2 Two-Family Residential and R-3 Multi-Family Residential

Lot Size: 247' x 118' (0.71 acres)

Applicable Regulations: Section 137-42 Board of Zoning Appeals Use Variance
Section 137-187 R-2 Two-Family Residential Uses
Section 137-216 R-3 Multi-Family Residential Uses

SPECIAL INFORMATION

Area Development Pattern: North: R-2 Two-Family Residential (Barbee Creek) & R-1 Single Family Residential
South: R-3 Multi-Family Residential (Kensard Manor Apartments & single family home on Michigan Ave)
East: R-3 Multi-Family Residential (Sandpiper Square Apartments)
West: R-3 Multi-Family Residential (Parkview Terrace Apartments)

Thoroughfare: East Twelfth Street

School District: School City of Mishawaka

Township: Penn

Public Utilities: All utilities are available to the site

Comprehensive Plan: Medium Density Residential (Apartment Complexes & Nursing Facilities)

ANALYSIS

The Appellants are requesting a Use Variance to allow a parking lot with a driveway approach from Michigan Ave. for a regularly schedule mobile medical clinic at 635 E Twelfth Street. The Appellants have filed a separate Developmental Variance to allow the parking lot to be gravel (unpaved).

This vacant lot was the previous site of the Princess City Apartments, demolished by the City in 2013. The Vineyard Church recently purchased the property for a community center. While a community center is a permitted use in both R-2 Two-Family Residential and R-3 Multi-Family Residential, this temporary use without a building requires a Use Variance.

The preliminary site plan shows crushed stone driveway parallel to Michigan Avenue with the location of the mobile medical clinic closer to the corner. Patient parking would utilize street parking along Michigan Avenue. With 140', there is room for 6 cars, but only two parking spaces are shown in the site plan. The services are by appointment and the mobile medical clinic will not be parked there permanently; only at agreed upon times, for example once a week. The Appellant has applied for a Temporary Event Permit

through the Board of Public Works for a trial run between October and December. The first time there was a temporary Open flag and a A-frame menu board. The A-frame is acceptable while the vehicle is parked there, but no temporary signs as defined in Section 129-72.

Planning recommends a one year limit on the Use Variance, during which time, a site plan for the permanent community center could be developed.

Engineering had comments about the gravel surface, which will be shared in the Developmental Variance staff report. All other pertinent City departments have reviewed this petition and recommended approval.

RECOMMENDATION

The Planning Staff recommends approval of Appeal #21-29 to allow a parking lot with a driveway approach from Michigan Ave. for a regularly schedule mobile medical clinic at 635 E Twelfth Street for a period of time.

This recommendation is based upon the following findings of fact:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because minimal improvements will be made to the site, and the use will be on a pre-arranged scheduled;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the adjacent properties also have large parking areas to support the number of residents;
3. The need for the variance arises from some condition peculiar to the property in that this use is meant to be temporary until a permanent structure can be built;
4. Strict application of the terms of this chapter will constitute an unnecessary hardship if applied to the property for which the variance is sought because the zoning does not allow for temporary uses in any zoning district. The eventual use of community center is permitted by right; and
5. The recommendation is consistent, and or, not in conflict with Comprehensive Plan which indicates apartment complexes and nursing facilities for this area.

ATTACHMENTS

Aerial, Photographs, Appeal, Location Map



Outline = overall site; Hatched = location of improvements



An overall view of the site



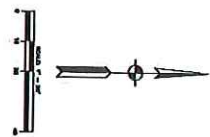
A view from the north (12TH Street)



A view from the west (Michigan Ave)



The mobile medical unit parked on 10/29/2021.



**USE VARIANCE APPLICATION
FOR
MOBILE MEDICAL CLINIC**

**THE VINEYARD CHURCH INC.
635 EAST 12TH STREET
MISHAWAKA, INDIANA**

ABONMARCHÉ
218 N. Ardmore St.
Southfield, MI 48034
248.272.2800
info@abonmarche.com

Services:
Exterior
Interior
Landscape
Site Work

Deborah S. Block, IAMC, MMC

SEP 01 2021

City Clerk
Mishawaka, IN



DATE: August 25, 2021

TO: Board of Zoning Appeals
City of Mishawaka, Indiana

The undersigned appellant respectfully shows the Board:

- 1) I, THE VINEYARD CHURCH, INC., am the owner of the following described real estate located within the City of Mishawaka, Penn Township, St. Joseph County, State of Indiana, to wit:

Lots 5, 6, 7, and 8, Dodge Renewal Area Three

635 East 12th Street, Mishawaka, Indiana

- 2) The above-described real estate presently has a zoning classification of R-2/R-3 Districts under the Zoning Ordinance of the City of Mishawaka.
- 3) Appellant presently proposes to occupy the above-described property in the following manner:

The Appellant proposes to develop a parking lot with a driveway approach from Michigan Avenue for a regularly scheduled mobile medical clinic.

- 4) Appellant desires to:

The Appellant desires a Use Variance from Sections 137-187(a) and 137-216 to allow for the primary use of the property to be a parking lot for a regularly scheduled mobile medical clinic in an R-2/R-3 District.

- 5) The Zoning Ordinance of the City of Mishawaka requires:

Medical clinic is not an allowed use in an R-2 District [Section 137-187(a)]. Parking is not allowed as a primary use in an R-2 District [Section 137-187(a)] or in an R-3 District [Section 137-216].

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

The mobile medical clinic does not require a building; however, the best location for the mobile medical clinic is within a residential neighborhood. As a parking lot is not a permitted primary use in a residential zoning district, this Use Variance is required to allow the mobile medical clinic to operate within a residential neighborhood.

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

- a) Will approval be injurious to the public health, safety, morals, or general welfare of the community?

No, the use of the property as a parking lot will be limited in nature and the mobile medical clinic will provide a need service to the neighborhood.

- b) Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?

No, the use of the property as a parking lot will be limited in nature and the condition of the property will not be substantially changed from its current condition.

- c) Does the need for the variance arise from some condition peculiar to the property involved?

Yes, a parking lot for a mobile medical clinic is not an allowed permitted use within a residential zoning district.

- d) Does strict application of the terms of this chapter constitute an unnecessary hardship if applied to the property for which the variance is sought?

Yes, the mobile medical clinic would otherwise be required to be located in a parking lot for either a business use or multi-family residential use, which might be a hardship for that primary use.

- e) Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan?

No, the development of the parking lot and use of the property for a mobile medical clinic is limited in nature and does not impact the overall nature of the neighborhood.

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



Steven Huffman, Secretary/Treasurer
The Vineyard Church, Inc.

CONTACT PERSON:

Jeffrey Schaffer / Mike Huber
Abonmarche
315 West Jefferson Boulevard
South Bend, Indiana 46601
(574) 232-8700
jschaffer@abonmarche.com

E ELEVENTH ST

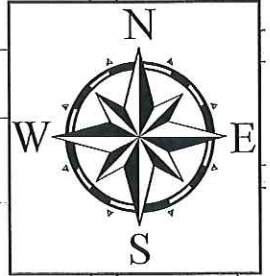
MICHIGAN AVE

LAUREL ST

E TWELFTH ST

AP 21-29

KENSARD CT



Location Map

APPEAL 21-29

THE VINEYARD CHURCH

635 E TWELFTH ST

USE VARIANCE
TO ALLOW PARKING LOT
FOR MOBILE MEDICAL CLINIC

NOV 10 2021

City Clerk
Mishawaka, IN

APPEAL #21-40

RESOLUTION NO. 2021-28

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:

6424 Grape Road, 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 **6424 Grape Road, Mishawaka, Indiana**, more particularly known and described as follows:

A TRACT OF LAND SITUATED IN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECT OF THE NORTH LINE OF INDIANA TOLL ROAD RIGHT OF WAY WITH THE EAST LINE OF GRAPE ROAD RIGHT OF WAY, SAID POINT BEING ON THE SOUTH LINE AND 110.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST ¼ OF SECTION 28; THENCE N 89°30'42" E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 811.32 FEET TO A POINT; THENCE N 00°29'18" W A DISTANCE OF 435.65 FEET TO THE PRINCIPAL POINT AND THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: CONTINUING N 00°29'18" W A DISTANCE OF 537.00 FEET TO A POINT; THENCE N 89°30'42" E A DISTANCE OF 355.00 FEET TO A POINT; THENCE S 00°29'18" E A DISTANCE OF 537.00 FEET TO A POINT; THENCE S 89°30'42" W A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.38 ACRES OF LAND MORE OR LESS.

The Use Variance will allow an indoor shooting range as part of retail firearm sales business.

Section II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the Petition as recommended by the Mishawaka Board of Zoning Appeals, including the imposition of reasonable conditions, to

wit, the recommendations of the Department of City Planning, a copy of which is on file in the Office of the City Clerk.

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

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community. The proposed uses, including the indoor shooting range, are consistent and compatible with adjacent multi-tenant retail center, restaurants, hotels, and cemetery. The building design and construction will meet all required local, State, and Federal safety standards required in the industry. The range areas will include additional reinforced concrete and insulation, steel, bulletproof glass, self-healing ballistic rubber, bullet traps, and a specialty designed ventilation system.
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 business will be constructed adjacent to and within property currently zoned for commercial use. Adjacent properties are currently developed with a mix of retail, restaurant, hotel, and cemetery uses. No residential uses or residentially zoned properties are located within the immediate area. Excluding the activities associated with the indoor shooting range, a majority of the business will be retail in nature similar to other nearby retail and commercial uses.
3. The need for the variance arises from some condition peculiar to the property. The C-2 Shopping Center Commercial District only permits the proposed retail gun sales and instructional classes by right. The proposed indoor shooting range is a conditional use in the I-1 Light Industrial District and I-2 Heavy Industrial District.
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 indoor shooting range is an essential component of the future tenant's business operations, and if not approved, the proposed development will not proceed.
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: 6424 Grape Road – Approximately 880' East of Grape Rd.
Vacant Commercial Property formerly Cinemark 6

Date: November 9, 2021

Appeal: 21 - 40

Prepared By: DJS

GENERAL INFORMATION

Applicant: Cinemark USA, Inc. / Development Management Group, LLC / ComptonAddy
Status: Property Owner / Agent & Contingent Developer / Contingent Purchaser
Request: Use variance to allow an indoor shooting range
Zoning Classification: C-2 Shopping Center Commercial
Lot Size: 4.38 acres
Applicable Regulations: Section 137-42 / (4) Board of Zoning Appeals – Variance of Use; Section 137-325 to 137-327 / C-2 Shopping Center Commercial District

SPECIAL INFORMATION

Area Development Pattern: North: S-1 Extensive Open Space (Cemetery / St. Joseph Valley Memorial Park)
South: C-1 General Commercial (Vacant / Retention Basin for University Park Mall & University Center Shopping Center)
East: C-1 General Commercial (Hotels / Quality Inn, Fairfield Inn and Best Western & Vacant / Outlot)
West: C-1 General Commercial (Electronics Retailer / Best Buy) & C-2 Shopping Center Commercial (Multi-Tenant Commercial / University Center)

Thoroughfare: W. University Drive
School District: South Bend Community School Corporation
Township: Clay
Public Utilities: All utilities are available and will be connected to/throughout the site at the expense of the developer
Comprehensive Plan: General Commercial

ANALYSIS

The Appellants, Cinemark USA, Inc. and Development Management Group, LLC, are requesting a use variance to allow an indoor shooting range in a new single tenant 14,933 sq. ft. commercial building.

The proposed building is to be located on the south side of W. University Drive approximately 880' east of Grape Road. ComptonAddy intends to purchase the 4.38 acre property for the development of a Shoot Point Blank. The business will also provide retail gun sales and instructional classrooms in addition to the

indoor shooting range. Adjacent land uses include the St. Joseph Valley Memorial Park (cemetery) to the north; the Best Buy and University Center multi-tenant commercial strip center to the west; vacant property including a large storm water retention basin to the south; and Quality Inn, Fairfield Inn, Best Western, and a vacant commercial outlot to the east.

The property is currently vacant and was previously occupied by a movie theater until being demolished in 2019. All remaining improvements, including a large parking area and access drives, will be removed with the redevelopment of the site.

The C-2 Shopping Center Commercial District permits the proposed retail gun sales and instructional classes by right. Zoning consideration and approval from the Board of Zoning Appeals or Common Council would not be required for this primarily retail use. The need for the use variance pertains only to the proposed indoor shooting range (gallery) which is a conditional use in the I-1 Light Industrial District and I-2 Heavy Industrial District. In addition to being a conditional use in these districts, indoor shooting galleries are also subject to a 750' separation requirement from any school, park, church, and/or hospital. No such land uses are present within a 750' radius from the property.

The petition states that indoor shooting ranges are a critical part of the future tenant's business operations, and if not approved, the proposed development will not proceed. Ranges are provided at every Shoot Point Blank location which includes three stores in the greater Indianapolis area and one in Merrillville, IN. Since 2012, the business has grown from a single location in Ohio to twenty-five stores across seven states.

The company's indoor shooting ranges are designed and constructed to meet all local, State, and Federal safety standards required in the industry. While the main building will be masonry construction, the range portion of the building will include reinforced concrete, AR 500 steel, bulletproof glass, self-healing ballistic rubber and bullet traps. Additional insulation and sound attenuation will also be provided which greatly minimizes noises associated with shooting firearms. Specialty ventilation equipment within the range area is designed to provide constant indoor air filtration and circulation within the building. No activities from the use will be conducted outdoors. The building is also designed with a minimum number of accessible doors and windows to reduce the potential of burglary and theft. Safety within the range area for both the customers and surrounding area are an integral component and primary focus at every business location.

The preliminary site plan shows the developer's intent to comply with the required height, area, and developmental regulations for the C-2 Shopping Center Commercial District. If any variances are required prior to development, the Board of Zoning Appeals shall be petitioned when the final site plan is submitted.

A future development pad is shown within the northeast corner of the property adjacent to W. University Drive. The contingent purchaser does not require full utilization of the parcel for the initial development. If separate ownership of an outlot is desired, a future subdivision plat will be required. Each lot will be individually subject to the C-2 Shopping Center Commercial District height, area, and development regulations.

With this petition, the property owner and contingent purchaser are only seeking a variance required for one of the proposed uses. 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 all the applicable zoning regulations, 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 commercial use and located within a highly travelled predominantly commercial part of the city, Planning Staff supports the use variance request. As previously mentioned, the need for the variance only pertains to the indoor shooting range operations and not the retail gun sales or instructional classes which are permitted by right in the C-2 District. The building design and construction will meet all required local, State, and Federal safety standards. Furthermore, the proposed uses are not out of character and will be compatible with the adjacent multi-tenant retail center, restaurants, hotels, and cemetery. No residential uses or residentially zoned properties are located along W. University Drive between Grape Road and N. Main Street. The proposed uses are also consistent with the historical use and recommended use per the comprehensive plan.

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

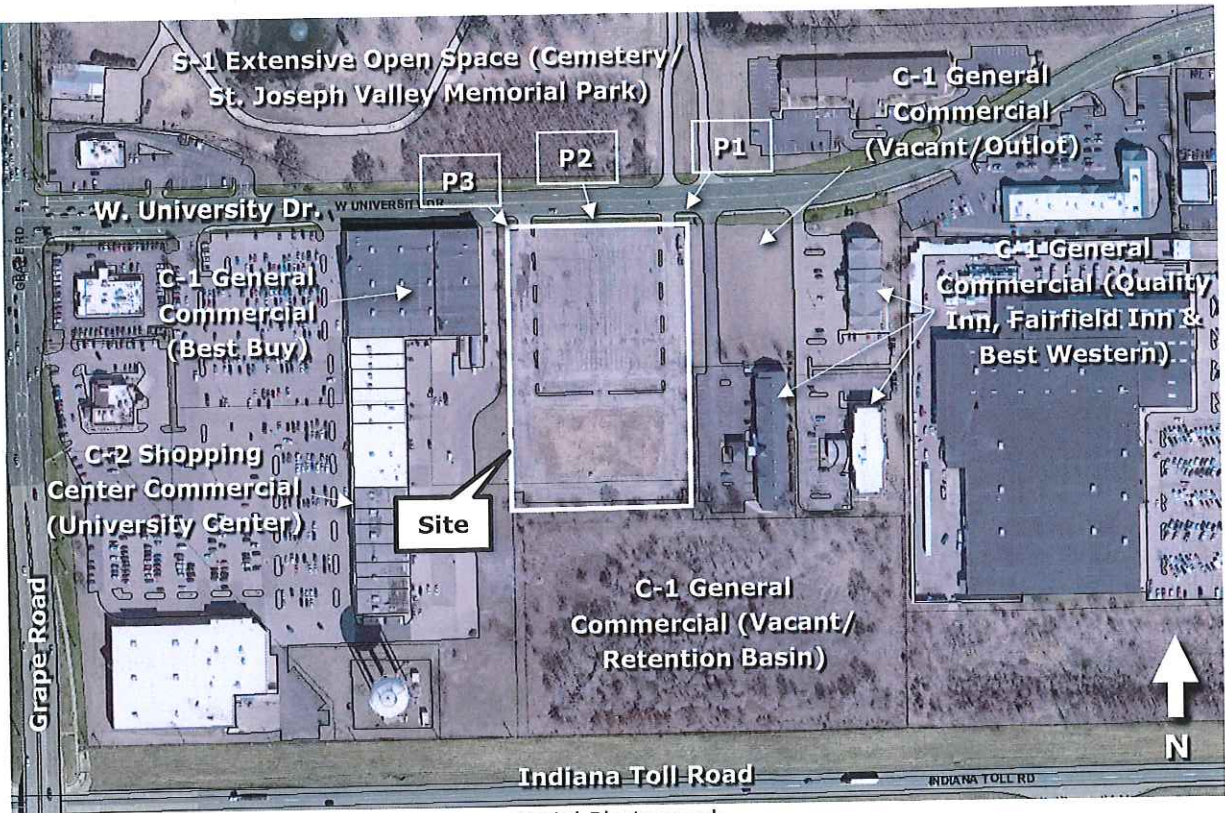
RECOMMENDATION

The Planning Staff recommends **approval** of Appeal 21-40 to allow a use variance for an indoor shooting range within a new single tenant commercial building. The building, which will also include retail gun sales and classrooms, is to be located on a 4.38 acre property with a current address of 6424 Grape Road. 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 uses, including the indoor shooting range, are consistent and compatible with adjacent multi-tenant retail center, restaurants, hotels, and cemetery. The building design and construction will meet all required local, State, and Federal safety standards required in the industry. The range areas will include additional reinforced concrete and insulation, steel, bulletproof glass, self-healing ballistic rubber, bullet traps, and a specialty designed ventilation system.
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 business will be constructed adjacent to and within property currently zoned for commercial use. Adjacent properties are currently developed with a mix of retail, restaurant, hotel, and cemetery uses. No residential uses or residentially zoned properties are located within the immediate area. Excluding the activities associated with the indoor shooting range, a majority of the business will be retail in nature similar to other nearby retail and commercial uses.
3. The need for the variance arises from some condition peculiar to the property. The C-2 Shopping Center Commercial District only permits the proposed retail gun sales and instructional classes by right. The proposed indoor shooting range is a conditional use in the I-1 Light Industrial District and I-2 Heavy Industrial District.
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 indoor shooting range is an essential component of the future tenant's business operations, and if not approved, the proposed development will not proceed.
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, Letter from Kevin Alee, VP of Real Estate - Shoot Point Blank, Preliminary Site Plan, Overview Presentation, Location Map



Aerial Photograph
 Vacant Commercial Property – Former Cinemark 6 Movie Theater
 6424 Grape Road



P1. Looking southwesterly from north of W. University Drive toward the property.



P2. Looking southerly from north of W. University Drive toward the property.



P3. Looking southeasterly from W. University Drive toward the property.

ISSUED FOR: ☐ CHECKSET ☐ AGENT REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

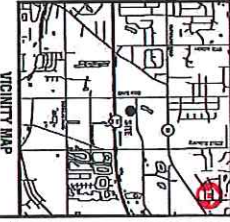
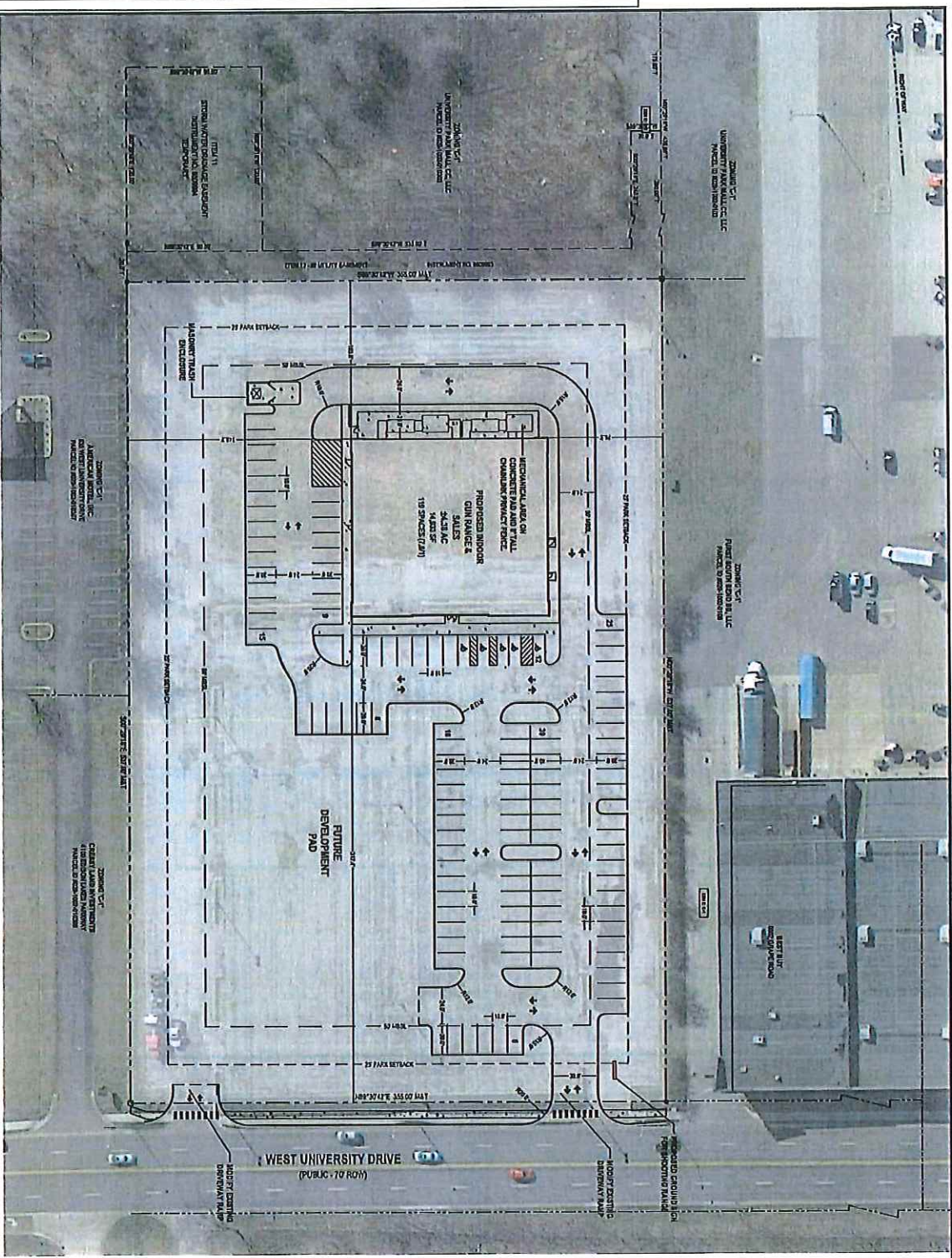
FIGURE 1



SCALE: 1"=30'



PINCEL, IN: 029-1002-910002
ZONE: C-2
(SHOPPING CENTER, COMMERCIAL)



REVISIONS	
NO.	DATE
1	10/15/21

**PROPOSED INDOOR
GUN RANGE & SALES**
6424 GRAPE ROAD
MISHAWAKA, MI

PLANS PREPARED BY:
DM
DEVELOPMENT
MANAGEMENT GROUP, LLC
4169 GALLATIN PIKE
NASHVILLE, TN 37218
TEL: (615) 247-5113
www.dmgshd.com

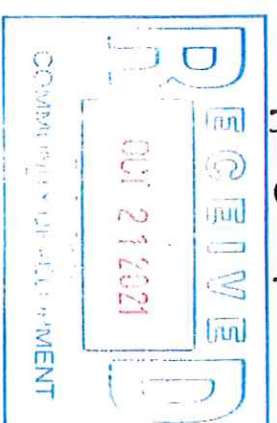
PLANS PREPARED FOR:

CITY OF CINCINNATI
3015 EDWARDS ROAD
SUITE 300
CINCINNATI, OH 45228
(513) 797-1451

SP1.0
PRELIMINARY SITE PLAN

SHOOT
POINT BLANK™

AP 21-40



**OVERVIEW PRESENTATION FOR
SHOOT POINT BLANK
Mishawaka, Clay Township, IN
10/19/21**

Overview

MISSION STATEMENT

To promote responsible firearm ownership and usage through an engaged, honest and knowledgeable team effort.

Overview

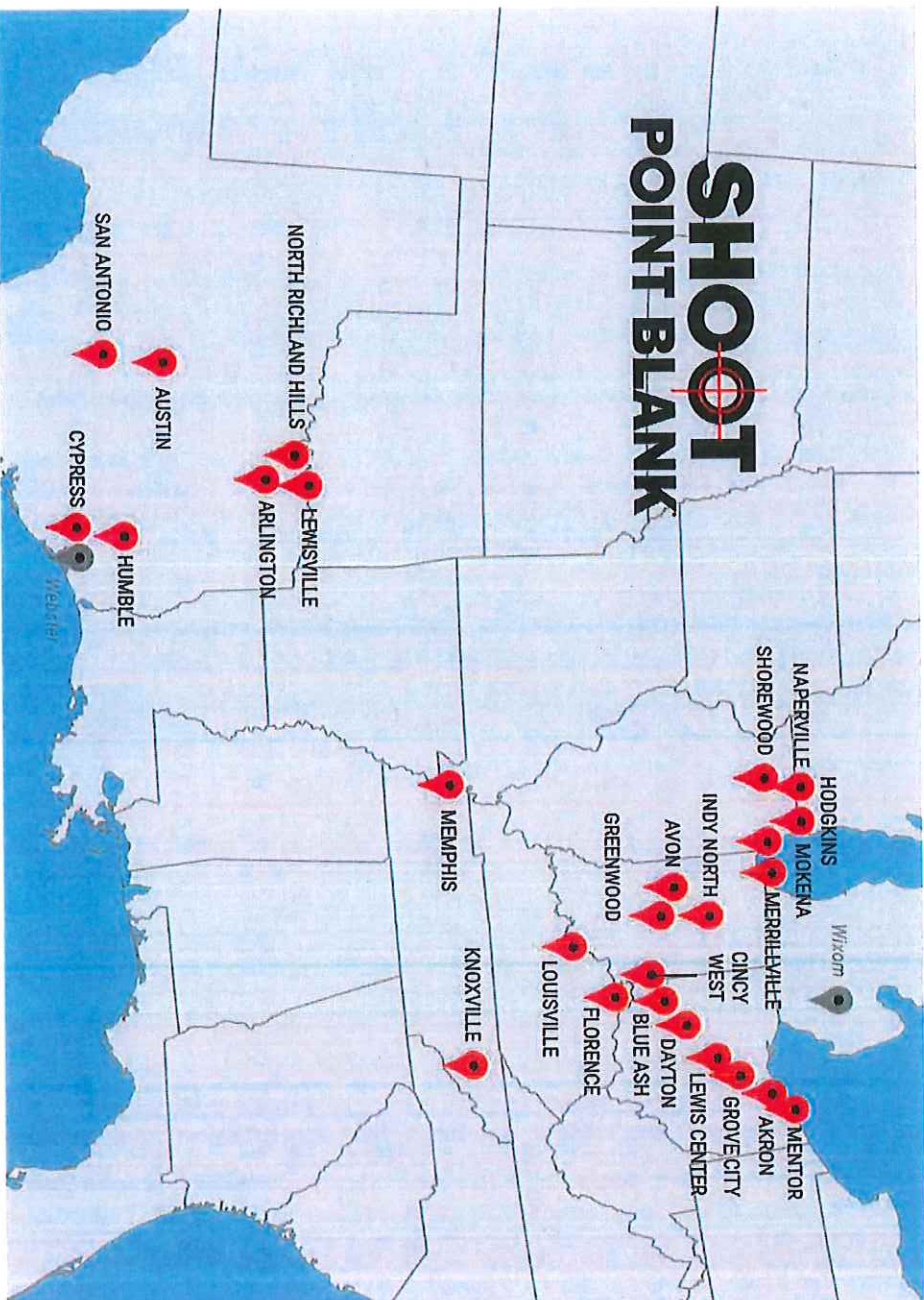
STORE GROWTH

25 TOTAL STORES, 3 UNDER CONSTRUCTION



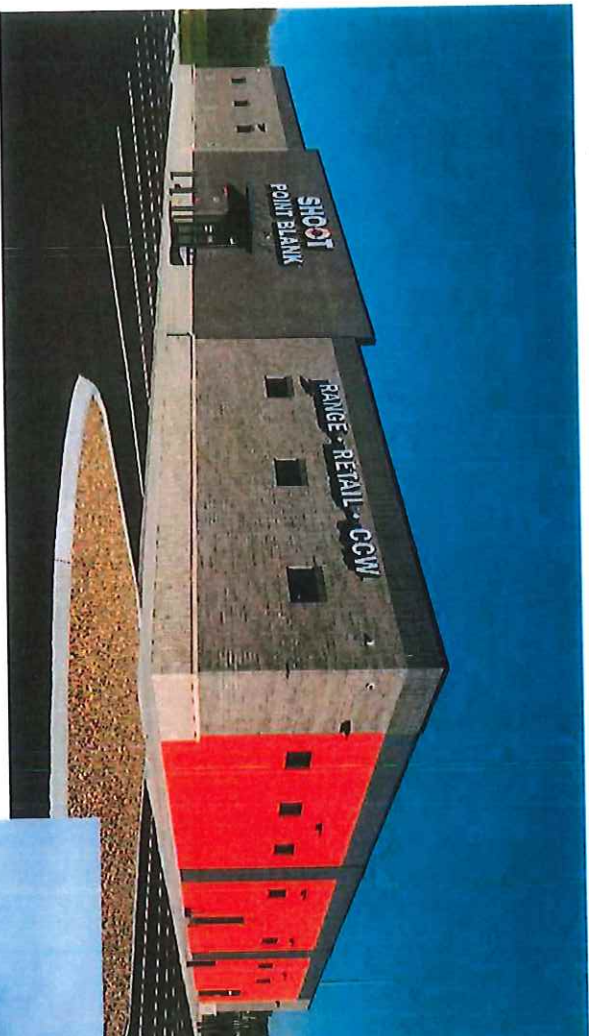
Overview

STORE GROWTH



Overview

STORE GROWTH



Knoxville, TN

Naperville, IL

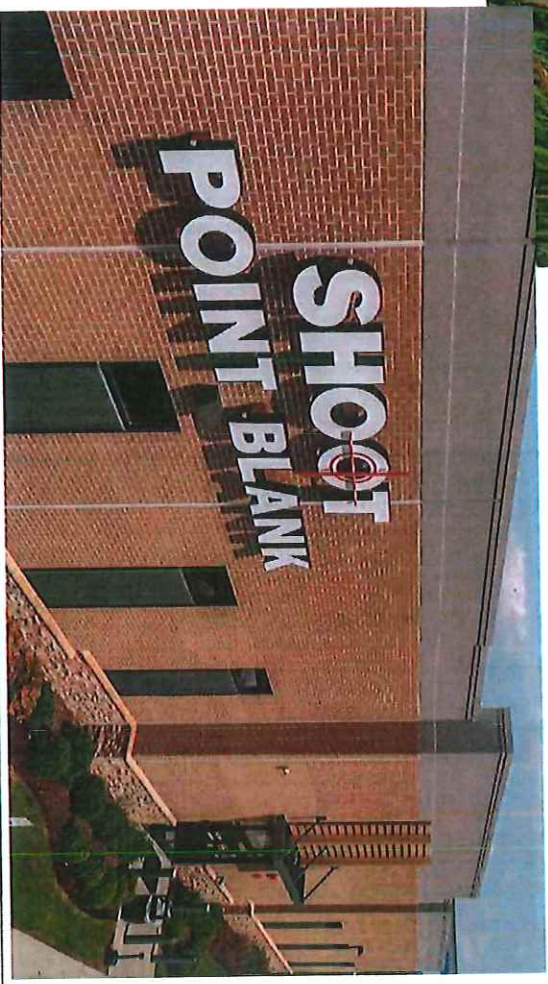


Overview

STORE GROWTH



Merrillville, IN

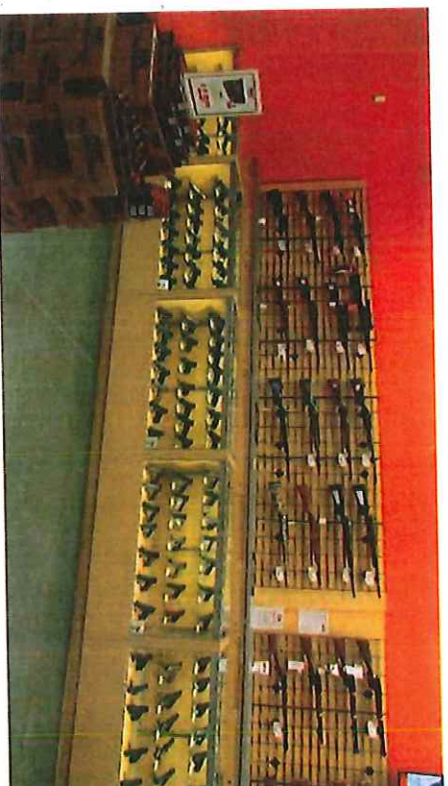


Mokena, IL

Overview

RETAIL STORE

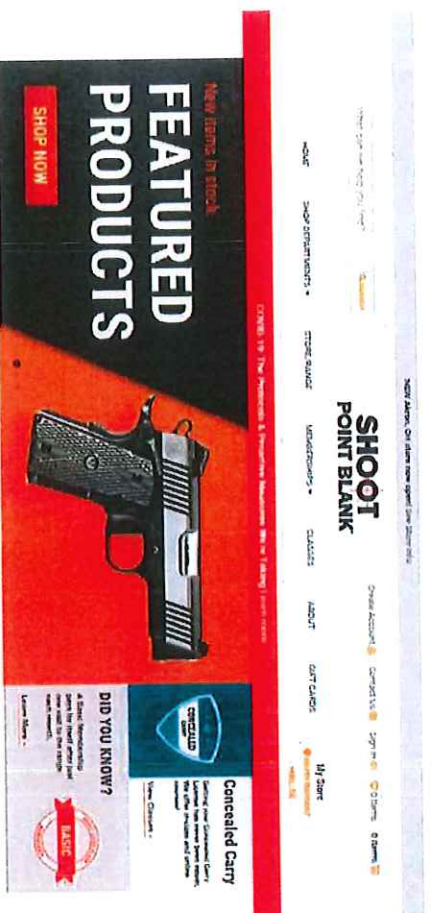
- Carry Top Selling firearms and ammo
- ~4,000 square feet of retail space on average
- Online ordering system for special order items



Overview

ECOMMERCE SITE - SHOOTPOINTBLANK.COM

- Launched in Jan. 2020
- Over 35,000 products available
- Free In-Store pickup is a competitive advantage with many store locations



The Shoot Point Blank Experience

Free In-Store Pickup
Save on shipping costs and get your firearms, ammo, and accessories right away by shopping for items that are eligible for in-store pickup at your local Shoot Point Blank.

Ship to Your Home
Shop more than 35,000 firearm accessories, ammo, and storage solutions, and have them shipped to your home.

Financing
Pay off your financing within 90 days and you pay no additional fees. Applying will not affect your credit score. SPOB Same as Cash Financing not available on select products.

Returns
Returns can be processed at any Shoot Point Blank location. However, all firearm and ammunition purchases that have left our store are considered final and may not be returned.

Your Account
From the My Account page, you can manage your classes, your payment methods, and view your past orders.

[Learn more about shopping online](#)

Overview

INDOOR SHOOTING RANGE

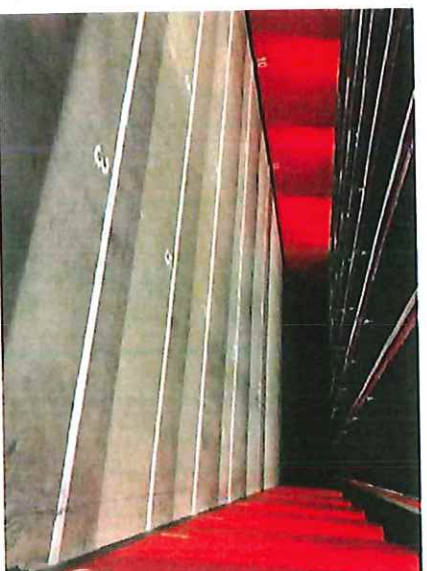
- Ranges constructed of AR 500 Steel, bullet proof glass and ballistic rubber
- 20+ climate-controlled shooting lanes (25 yards)
- HEPA filtration system moves air past firing away from shooter



Overview

INDOOR SHOOTING RANGE

- Accommodate both long guns and handguns
- Range Safety Officer on duty always
- No membership needed, however they are available for purchase



Overview

EDUCATION

- Offer several class options for the beginner or expert
 - Concealed Carry
 - Basic Handgun
 - Family Firearm Safety
 - Private Lessons
- Classes taught by certified instructors
- Several courses available **online**, including Concealed Carry in select states



Overview

SERVICES

- Corporate Parties and Outings
- Ladies Only Shooting Club
- Firearm Transfers/Trade-ins

Have your next party
here on the range!

Our range packages is perfect for:

Birth day parties
Holiday parties
Corporate events
Family gatherings
Team building

\$29.95/person
Minimum of 6 people

INCLUDES

- 1 hour of range time
- 1 target per person
- Private room access
- Eye & ear protection
- Handgun or long gun
- Liability waiver (valid for rental (rented))
- 1 box of 30mm ammo
- We recommend using a 50 rounds or 2 boxes of 200 rounds
- 200 rounds (40 rounds) per person
- 1 target per person
- Eye & ear protection
- Liability waiver (valid for rental (rented))
- 1 box of 30mm ammo
- We recommend using a 50 rounds or 2 boxes of 200 rounds
- 200 rounds (40 rounds) per person

View your event online at shootpointblank.com/parties

Go shooting with
other women!



Ladies Only Shooting Club

\$10 | 2 hours

All skill levels welcome!

A dedicated firearm instructor covers a new topic each month. Month-to-month commitment is not required.

Sign up to share or online at shootpointblank.com/ladies

We want your
used firearms!

Do you have a firearm that doesn't get used anymore? We offer store credit in the form of a gift card for your used firearm, which can be applied to a new firearm, ammo, accessories, education, or range time!

Here's how it works:

1. Bring in your firearm
2. We'll inspect the firearm for appraisal purposes
3. We'll offer an appraised value for your firearm
4. A gift card is issued to you for the value

Add a Great Point Blank connection for extra

Overview

CONSUMER FEEDBACK

Dec., 2017 study conducted by professional retail consumer research company surveyed 1,766 SPB customers to determine customer perspective on SPB:

Key Findings

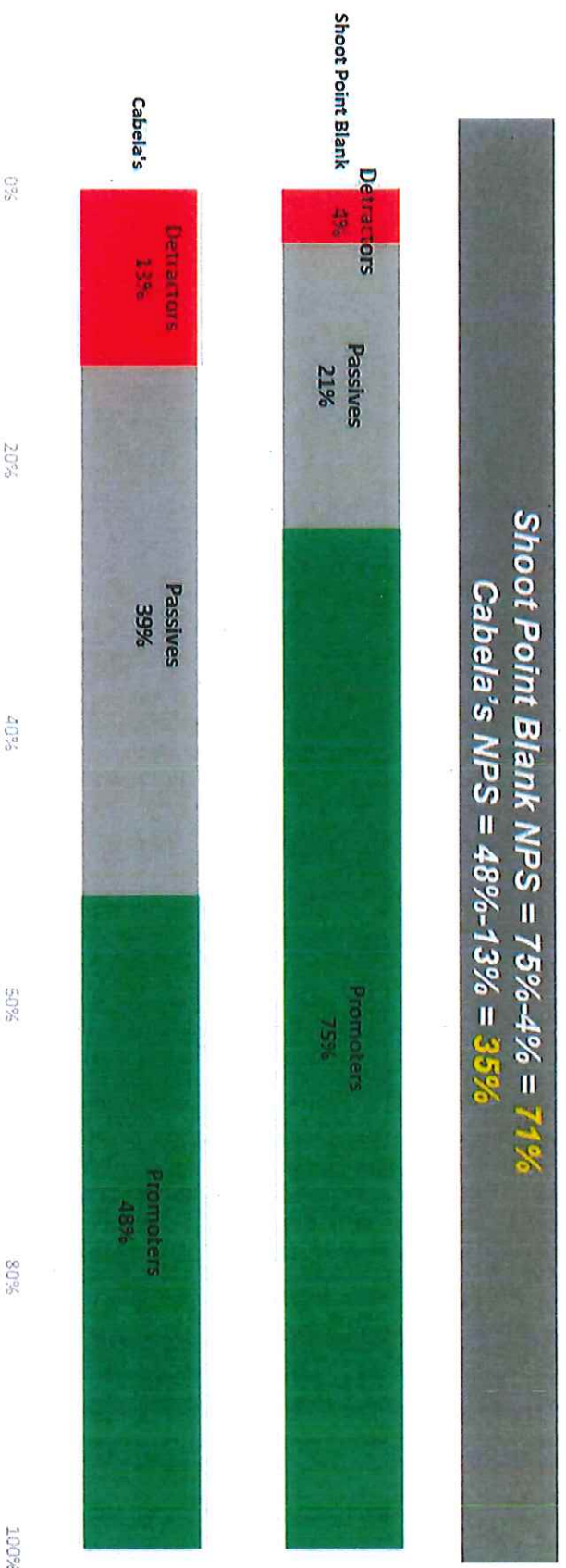
- 60% reported a 9 or 10 out of 10 to describe their current satisfaction with SPB
- Top comments regarding why they enjoy SPB is its clean, safe and a professional environment
- More than 9 in 10 customers agree SPB makes them feel comfortable and safe, an attribute that is highly important to customers

Source: McMillan Doolittle SPB Customer Survey, Dec.' 2017

Overview

CONSUMER FEEDBACK

- SPB received an NPS of 71%, a positive measure of customer loyalty and advocacy



Source: McMillan Doolittle SPB Customer Survey, Dec.' 2017

CONSUMER FEEDBACK

- Google Reviews by SPB visitors & customers consistently rate their experience 4+ ★ across several markets

Shoot Point Blank Greenwood

Website Directions Save Call

4.4 ★★★★★ 450 Google reviews

Shoot Point Blank Naperville

Website Directions Save Call

4.4 ★★★★★ 270 Google reviews

Shoot Point Blank Grove City

Website Directions Save Call

4.6 ★★★★★ 44 Google reviews



COULDN'T ASK FOR A BETTER EXPERIENCE

Have been to some pretty sketchy ranges in my day for my occasional target practice session but this place is a cut above. Clean. Well run. Professional. SAFE. Could not ask for a better range experience

Michael A.



COULDN'T BE ANY SIMPLER

Couldn't be any simpler. Walk in, watch a safety video, pick the gun you want to fire on the range, buy some ammo, and go shoot. My son and I had a lot of fun.

Rick J.



A PLACE TO TAKE YOUR WIFE OR MOTHER

I shoot there on the regular. They are very nice and accommodating. They have couples day and rent guns before you buy or just to shoot. This place is clean from top to bottom. A place to take your wife or mother. Very good classes on firearms as well!!!!

Steve G.

October 20, 2021

Board of Zoning Appeals
City of Mishawaka, IN



RE: **USE VARIANCE REQUEST**

**Proposed Shoot Point Blank Gun Range and Sales
6424 Grape Road – Tax ID #029-1002-010302**

Deborah S. Block, IAMC, MMC

OCT 27 2021

**City Clerk
Mishawaka, IN**

The undersigned appellant respectfully shows the board:

1. We, **Cinemark USA, Inc.**, are the owners of the following described real estate located within the City of Mishawaka, Clay Township, St. Joseph County, State of Indiana, to-wit:
Northeast corner of Section 28, Township 38 North, Range 3 East.
2. The above-described real estate presently has a zoning classification of **'C2' Shopping Center / Commercial District** under the Zoning Ordinance of the City of Mishawaka.
3. Appellant presently occupies (or proposes to occupy) the above-described property in the following manner:
Cinemark USA originally developed the subject property for use as a movie theater which has since been demolished. Cinemark has entered an agreement with ComptonAddy to purchase the property for their development of a Shoot Point Blank which provides retail gun sales, indoor shooting ranges and instructional classrooms.
4. Appellant desires to:
Obtain a Use Variance to allow Indoor Shooting Ranges at this location. The ranges are a critical part of the tenant's business which includes retail firearm sales and instructional classrooms, in addition to the indoor ranges.
5. The Zoning Ordinance of the City of Mishawaka requires:
Per Section 137-326 (a) of the zoning ordinance, an indoor shooting ranges (Shooting Galleries) are not permitted by right within the 'C2' district.
6. Explain why strict adherence to the ordinance requirements would create an unusual hardship:
The property itself doesn't impede the construction of the planned improvements as no developmental variances are being requested. This variance request solely regards the need to provide the indoor shooting range component which is an essential part of SPB's business at every location.
7. Answer the following necessary questions as it regards the Use Variance request:
 - (1) Will the approval be injurious to the public health, safety, morals or general welfare of the community?
No. The range areas are designed and constructed to meet or exceed all local, State and Federal safety standards required in the industry. While the main building is constructed of 100% masonry, the range areas also include additional reinforced concrete, AR 500 steel, bulletproof glass, self-healing ballistic rubber and bullet traps. Additional insulation and sound attenuation are also provided which greatly minimizes noises associated with shooting firearms. Additionally, the range areas are equipped with specially designed ventilation equipment designed to provide constant filtering and circulation of air inside the building. No activities from either the gun sales or the shooting range are conducted outdoors.

Lastly, the building is designed with a minimal number of accessible doors and windows which reduce the possibility of break-ins and theft of firearms, etc. Safety within their range areas, their customers and the surrounding community are a primary focus at every SPB location.

- (2) Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?

No. The subject property is in a heavily commercialized area along Grape Road and West University. The surrounding properties are currently developed with a mix of various retail and restaurant uses to the west, and hotels to the east. No residentially zoned properties are in the vicinity of this district. The activities associated with the indoor range use aside, the large majority of Shoot Point Blank's business comes from the sale of firearms, ammo and accessories. As a retailer the planned use is compatible with surrounding development and should be no detriment to the values or the use of the surrounding businesses.

- (3) Does the need for a variance arise from some condition peculiar to the property involved?

No. The property itself doesn't impede the construction of the planned improvements as no developmental variances are being requested. This variance request solely regards the need to provide the indoor shooting range component which is an essential part of SPB's business at every location.

- (4) Does strict application of the terms of this chapter constitute an unnecessary hardship if applied to the property for which the variance is sought?

Yes. As discussed above, the indoor range is an essential part of SPB's business along with the retail sales and instructional classrooms which are a part of the tenant's business model. Without the ability to include the range SPB will not move forward with the project.

- (5) Will approval interfere substantially with the Mishawaka 2000 Comprehensive plan?

No. The comprehensive plan indicates General Commercial as the preferred/identified land use for this parcel.

WHEREFORE, Appellant respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested variance. **The undersigned is a duly authorized agent of the property owner, Cinemark USA, Inc.**

Sincerely,

DEVELOPMENT MANAGEMENT GROUP, LLC



Ken Knuckles

Vice President

kknuckles@dmgnashville.com

cc: Doug Compton, ComptonAddy
Jon Zilch, ComptonAddy
Kevin Allee, Shoot Point Blank

LEGAL DESCRIPTION FOR

6424 GRAPE ROAD

MISHAWAKA, IN

PARCEL ID #029-1002-010302

A TRACT OF LAND SITUATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 3 EAST, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECT OF THE NORTH LINE OF INDIANA TOLL ROAD RIGHT OF WAY WITH THE EAST LINE OF GRAPE ROAD RIGHT OF WAY, SAID POINT BEING ON THE SOUTH LINE AND 110.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28; THENCE N $89^{\circ}30'42''$ E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 811.32 FEET TO A POINT; THENCE N $00^{\circ}29'18''$ W A DISTANCE OF 435.65 FEET TO THE PRINCIPAL POINT AND THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIPTION: CONTINUING N $00^{\circ}29'18''$ W A DISTANCE OF 537.00 FEET TO A POINT; THENCE N $89^{\circ}30'42''$ E A DISTANCE OF 355.00 FEET TO A POINT; THENCE S $00^{\circ}29'18''$ E A DISTANCE OF 537.00 FEET TO A POINT; THENCE S $89^{\circ}30'42''$ W A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.38 ACRES OF LAND MORE OR LESS.





October 20, 2021

Ken Prince
City of Mishawaka
600 East 3rd Street
Mishawaka, IN 46544
(574) 258-1625



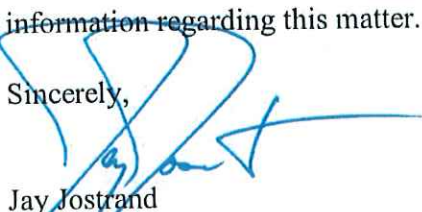
**RE: Proposed Shoot Point Blank
6424 Grape Road
Parcel ID #029-1002-010302**

Dear Ken,

As the fee owner of the above referenced property, please let this letter serve as our authorization to allow ComptonAddy ("Purchaser") and Development Management Group ("Purchaser's Agent") to file all necessary applications relating to their planned development of the property for use as a retail gun sales store and indoor shooting range. This authorization includes submittals to the Board of Zoning Appeals, Planning Commission and Common Council as necessary to secure all necessary plan approvals from the City. Final approval (if given) should however, be contingent on Purchaser obtaining fee title to the property.

Please feel free to contact me to discuss any questions you may have or should you need additional information regarding this matter.

Sincerely,



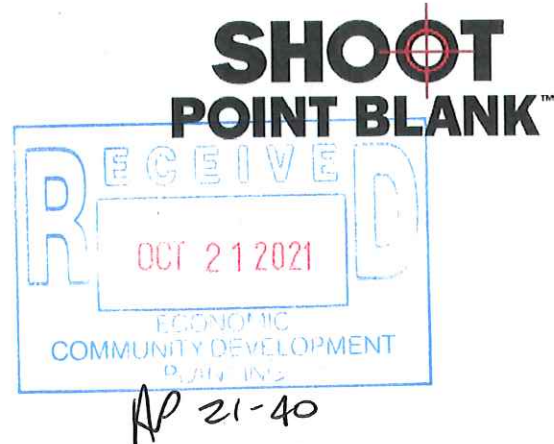
Jay Jostrand
Executive Vice President-Real Estate and Construction

cc: Doug Compton, ComptonAddy
Ken Knuckles, DMG

October 18, 2021

Ken Prince
Planning Director
City of Mishawaka
600 East 3RD Street
Mishawaka, IN 46544
(574) 258-1625

RE: PROPOSED SHOOT POINT BLANK
6424 Grape Road
Mishawaka, IN



Dear Mr. Prince,

I wanted to take this opportunity to introduce myself and provide you with some information regarding Shoot Point Blank with the hope that by making the city more familiar with our company it will allow you to make a more informed decision regarding the approvals that we are seeking. My understanding is that the existing C-2 zoning will allow the sale of firearms, ammunition and accessories, our ability to include indoor shooting ranges (Shooting Gallery) will require us to obtain approval for a Use Variance thru the Board of Zoning Appeals and Common Council. While it is my intention to attend the required meetings, I wanted to provide you some general information below that you should find helpful.

Since opening our first store in 2012, SPB has developed nearly 30 new locations in 8 states. Every one of our locations is operated based on our corporate mission statement which is to "promote responsible firearm ownership and usage through an engaged, honest, and knowledgeable team effort." Our retail, range, and classroom areas are thoughtfully designed to serve our customers with a fun, educational, and memorable experience! Our stores provide a large retail area where we stock and sell over 500 firearms (handguns and long guns), all from trusted manufacturers such as Ruger, Glock, Sig Sauer, Smith & Wesson and many others. We also carry ammo, safes and other firearm accessories. Our retail area also includes a place where customers can sit and observe the activities inside our ranges. On average more than 80% of our revenue at each location is generated through our retail sales with the balance coming from our ranges and classroom instruction. Our range area at this location will include 20 state-of-the-art lanes that can be used for shooting all types of handguns and long guns. Our range areas are designed and constructed to meet or exceed all safety design standards required in the industry. They are well-lit, climate controlled, and are constructed from AR 500 steel, bulletproof glass and ballistic rubber.

Each of our stores include two classrooms which are used to help educate our customers on gun safety & use, and as part of qualifying our shooters who are pursuing concealed carry permits. It is our goal to make sure every SPB customer feels more confident about their firearm knowledge and handling when they leave our stores. All of our classes are taught by knowledgeable and experienced instructors who are NRA Certified.

Shoot Point Blank is not a "gun club" – there are no membership requirements as we are open to and serve the public. However, memberships are offered should our customers desire one. The hours of operation at a typical SPB store are 10:00 AM to 9:00 PM (Monday thru Friday), 8:00 AM to 9:00 PM on Saturdays, and 10:00 AM to 8:00 PM on Sundays. Our peak hours occur between 5:00 PM to 8:00 PM Monday – Friday, 11:00 AM to 5:00 PM on Saturdays, and 12:00 PM to 4:00 PM on Sundays.

On average our stores employ 25-27 people and typically have 4-12 employees onsite at any time that are made up of sales staff, instructors and range safety officers. We hire individuals who are passionate and knowledgeable about firearms and firearm safety.

I sincerely hope that this letter provides you with some useful information about who SPB is as a company, what we do, and what's important to us regarding the operation of our stores, meeting the needs of our customers, and being good citizens in the communities we serve. I look forward to an opportunity to share more about our company with you, the BZA and Common Council. We are excited at the prospect of opening what will be our fifth location in Indiana with our other stores being in Indy North, Greenwood, Merrillville and Avon. If you have other questions or feel you need more information regarding SPB, please feel free to contact me!

LIVE CONFIDENTLY!



Kevin Alee
Vice President of Real Estate
Shoot Point Blank

COMPTONADOT
3085 EDWARDS ROAD
MILFORD, OH 45036
(513) 737-1408

PLAN PREPARED FOR:

DESIGN PREPARED BY:

DM
DESIGN MANAGEMENT, LLC
4209 GALATHEA DRIVE
MANSFIELD, OH 44880
TEL: (419) 223-8383
WWW.DMDESIGNMGT.COM

**PROPOSED INDOOR
GUN RANGE & SALES**
6424 GRAPE ROAD
MANSFIELD, OH

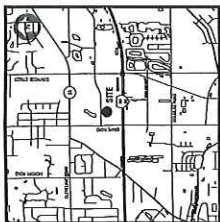
NO.	DATE	REVISION
1	10/18/21	ISSUE FOR PERMIT

SP1.0

PRELIMINARY SITE PLAN

DATE: 10/04/21

DWG. NUMBER: 21064



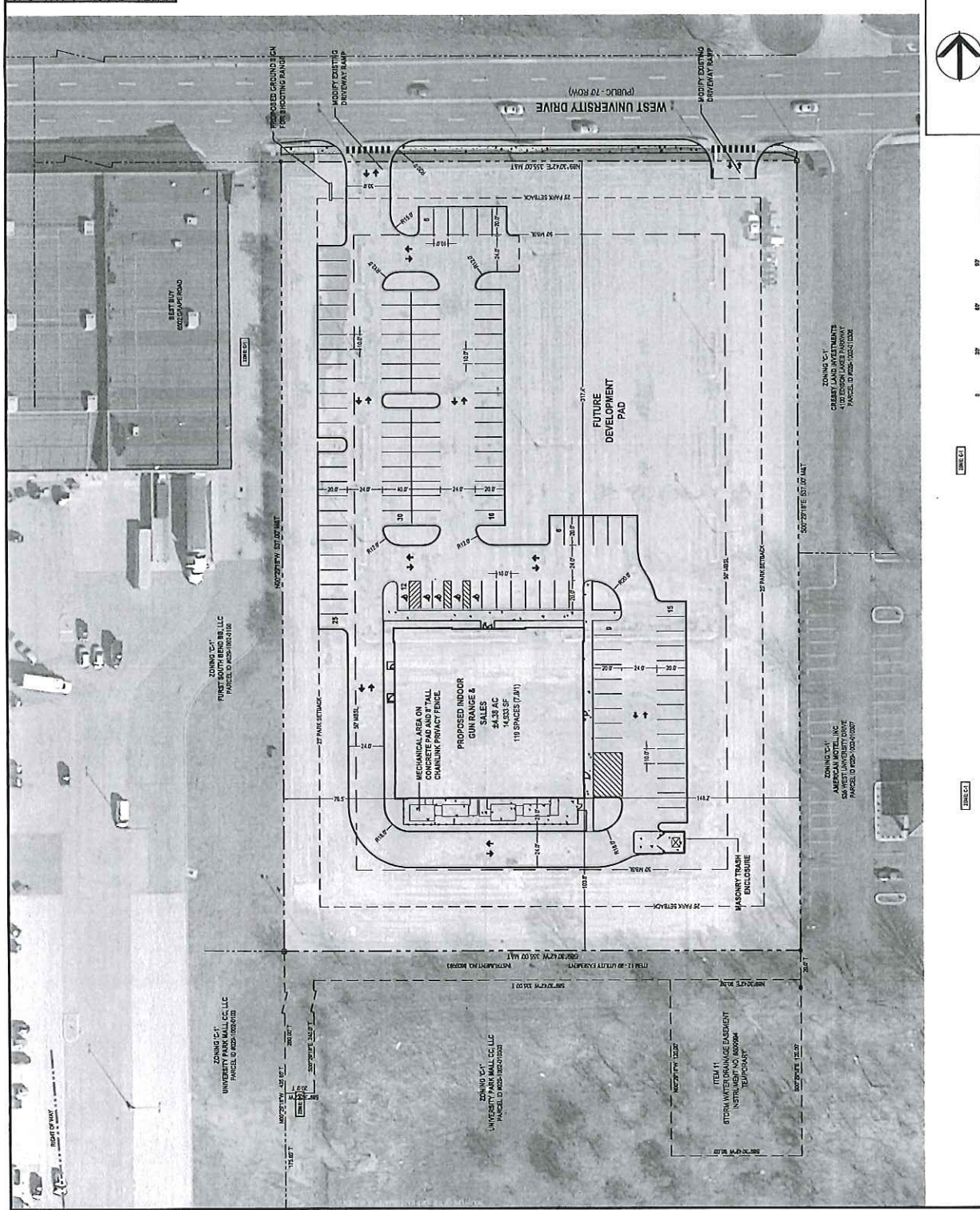
RECEIVED
OCT 21 2021
COMMUNITY DEVELOPMENT

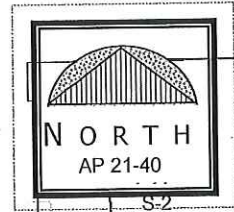
AP 21-40

PARCEL ID: 025-1002-01002
ZONE: C-2
(SHOPPING CENTER / COMMERCIAL)

SCALE: 1"=50'

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION





S-1

ST. JOE VALLEY
CEMETERY

C-7

W UNIVERSITY DR

S-2

AP 21-40

C-1

BEST BUY

C-2

C-1

FAIRFIELD
INN

C-1

QUALITY
INN

C-1

BEST
WESTERN

C-1

UNIVERSITY
CENTER

C-2

C-1

Location Map AP 21-40

CINEMARK USA INC (OWNER)/
COMPTONADDY (CONTINGENT
PURCHASER)

6424 GRAPE ROAD

USE VARIANCE TO ALLOW INDOOR
GUN RANGE AS A PART OF RETAIL
FIREARM SALES BUSINESS
(SHOOT POINT BLANK)

INDIANA TOLL RD

OCT 14 2021

City Clerk
Mishawaka, IN

1st Reading
2nd Reading
Passed
Failed
Continued To

PETITION #21-17

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2021-39

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:

Lots 12 and 13 as shown on the recorded plat of Oakland First Addition in Penn Township, as recorded in Plat Book 10, Pages 188-189 in the Office of the Recorder of St. Joseph County, Indiana, including adjacent Lincolnway East public right-of-way.

COMMON ADDRESSES: 12452 and 12434 Lincolnway East

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District and 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 located along the heavily travelled Lincoln Way East corridor that serves as the one of the principal arterial roadways connecting Mishawaka and South Bend to downtown Elkhart. Traffic volumes in the immediate vicinity are anticipated to remain consistent. The property, which includes a carry-out/delivery restaurant and fire safety equipment sales and service business, is adjacent to a restaurant with drive-thru and pharmacy to the north, a two-tenant commercial building to the west, a railroad and agricultural land to the south, and a credit union to the east.
2. Character of Buildings in the Area – The character of buildings and land uses located along Lincoln Way East corridor vary greatly and include commercial, retail, restaurant, financial, and industrial land uses.

Proposed Ordinance No. _____

Ordinance No. _____

3. The most desirable/highest and best use – Because of the property's location along a highly travelled mixed use corridor, the most desirable use for the property is commercial or light industrial use consistent with the current land use.
4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area as no changes to the current uses are proposed. Additionally, other permitted uses within the C-1 General Commercial and I-1 Light Industrial Districts would be compatible with the existing adjacent and nearby land uses.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided commercial and industrial development along Lincoln Way East between Bittersweet Road and Cedar Road.

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: 12452 & 12434/4605 Lincoln Way East – South side of Lincoln Way East Approximately 160' East of Bittersweet Road

Date: October 12, 2021

Petition: 21- 17

Prepared By: DJS

GENERAL INFORMATION

Applicant: Wenningsen LLC & Fox Fire Safety Inc. / City of Mishawaka

Status: Property Owners / Representative

Request: To annex and establish zoning to the C-1 General Commercial District and I-1 Light Industrial District for an existing carry-out/delivery pizza restaurant and fire safety equipment sales and service business

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

Proposed Zoning: C-1 General Commercial District for the northern 105' of Lot 12 of Oakland First Addition (12452 Lincoln Way East) and I-1 Light Industrial District for the remainder of said Lot 12 and Lot 13 of Oakland First Addition (12434 Lincoln Way East)

Lot Size: 1.95 acres

Applicable Regulations: Section 137-300 to 137-303 / C-1 General Commercial, 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: S-2 Planned Unit Development (Restaurant with Drive-Thru / Arby's & Pharmacy / Walgreen's)

South: Norfolk Southern Railroad & Unincorporated St. Joseph County (Agricultural)

East: C-1 General Commercial (Credit Union / Communitywide Federal)

West: C-7 Auto Oriented Restaurant Commercial (Two-Tenant Commercial Building – Restaurant with Drive Thru / Starbuck's & Retail / Verizon)

Thoroughfare: Lincoln Way East

School District: Penn-Harris-Madison

Township: Penn

Public Utilities: All utilities are available and currently serve both parcels.

Comprehensive Plan: General Commercial

ANALYSIS

Proposal:

The applicants are proposing to annex and establish zoning for two parcels of property (Tax Parcels 014-1105-3710 & 014-1105-3711), more specifically being Lots 12 and 13 of Oakland First Addition, on the south side of Lincoln Way East approximately 160' east of Bittersweet Road. The west parcel at 12452 Lincoln Way East is occupied by Bruno's, a carry-out/delivery pizza restaurant. The east parcel at 12434/4605 Lincoln Way East is occupied by Fox Fire Safety, a fire safety equipment and service business.

The purpose of the proposed annexation and requested zoning is to finalize a petition for annexation originally submitted to the City in 2000. When filed, the petition initially included only Lot 13 of Oakland First Addition (12434 Lincoln Way East). This lot had recently been developed in the County with an approximately 4,500 sq. ft. building for Fox Fire Safety. Several parcels to the west and east were then added to the petition as Planning Staff continued to discuss potential future development plans with the nearby property owners. The goal was fill in gaps between the unincorporated areas and those parcels already within the city limits. Staff continued to work on the annexation petition through 2001, but for unknown reasons, the request was never considered by the Plan Commission. Although the annexation was not finalized, the Fox Fire Safety property was issued a City address (4605 Lincoln Way). This address has been used by the business for over twenty years. Emergency responders may have difficulty in locating the property since it effectively has two addresses. For these reasons, Planning Staff initiated current annexation and zoning petition.

The proposed zoning for the northern 105' of the Bruno's property (12452 Lincoln Way East/Lot 12 of Oakland First Addition) is C-1 General Commercial. Only part of the parcel is proposed for commercial zoning as the south part of the property is anticipated to be purchased by Fox Fire Safety for a future building expansion. A carry-out/delivery restaurant, as currently exists, is a permitted use in the C-1 District, but will be legal non-conforming after being annexed. This is due to the property not meeting the city's parking requirements of 10 spaces per 1,000 sq. ft. of floor area. The 1,019 sq. ft. building would require a total of 10 spaces while the site only appears to have 6 spaces. Also, the site may not adhere to other C-1 District development standards, such as parking setbacks, etc., and does not meet the city's landscaping requirements. Subdividing the property and selling the rear part to Fox Fire Safety may require future variances as the property changes use over time.

The proposed zoning for the remainder of said Lot 12 to the south and the adjacent Fox Fire property to the east (12434 & 4605 Lincoln Way East/Lot 13 of Oakland First Addition) is I-1 Light Industrial. The I-1 District permits the existing fire safety equipment sales and service business.

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 required since the property is currently developed with no immediate plans for additional development.

Annexation:

In 1998, the adjacent parcel to the east was annexed and zoned to the C-1 General Commercial District (Petition 98-43/Ord. 4317) for Communitywide Federal Credit Union. In 2003, the adjacent property to the west was annexed and zoned to the C-1 General Commercial District (Petition 03-24/Ord. 4763) for Applebee's restaurant. The restaurant has since been closed and the building remodeled for two-tenant occupancy. Currently, Starbuck's and Verizon occupy the building. In 1976, the adjacent property to the north was annexed and zoned S-2 Planned Unit Development (Petition 76-25/Ord. 2002) as a part of the original Bercado Farms PUD.

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. With the previous annexations outlined above, approximately 1,286.2 feet, or 89.6%, of the total 1435.2 feet of the perimeter of the property will be contiguous with the existing city limits. This exceeds the required 12.5% contiguity.

Location/Context:

The site is located south of Lincoln Way East approximately 160' east of Bittersweet Road, and is bordered to the north by a restaurant with drive-thru facilities and pharmacy; to the west by a two-tenant

commercial building including a coffee shop with drive-thru facilities and mobile phone retailer; to the south by railroad tracks and agricultural land in unincorporated St. Joseph County; and to the east by a credit union. The Lincoln Way East corridor includes a variety of commercial, retail, restaurant, financial, and industrial land uses.

Zoning Change:

Staff believes the proposed zoning of the property to the C-1 General Commercial District and I-1 Light Industrial District is appropriate given the parcels are currently occupied by a carry-out/delivery restaurant and a fire safety equipment sales and service business. Other permitted uses within the C-1 and I-1 Districts are compatible with and conform to the existing and recommended land uses along the Lincoln Way East corridor.

Transportation/Roads:

According to the latest available traffic counts, there were 15,380 annual average daily trips (AADT) (October 2019) along Lincoln Way East immediately east of Bittersweet Road. The counts at this location have been relatively constant over the last 40 years fluctuating from a high of more than 17,400 AADT in 2004 to lows of just over 12,000 AADT in 1980 and 2013. With Lincoln Way East serving as the one of the principal arterial roadways connecting Mishawaka and South Bend to downtown Elkhart, it is anticipated that traffic volumes will continue to remain constant in future years.

The 2045 Transportation Plan, prepared by the Michiana Area Council of Governments with input from City staff, the County Engineering Department, and INDOT, does not include any added travel lane projects on Lincoln Way East or Bittersweet Road.

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

The Engineering Department commented that a new address will be assigned for 12452 Lincoln Way East (Lot 12), and the existing 4605 Lincoln Way East address will remain for Lot 13.

RECOMMENDATION

Staff recommends approval of Petition 21-17 to annex and establish zoning to the C-1 General Commercial District for the north 105' of Lot 12 of Oakland First Addition and I-1 Light Industrial District for the remainder of said Lot 12 and Lot 13 of Oakland First Addition. The parcels are currently occupied by Bruno's, a carry-out/delivery pizza restaurant, at 12452 Lincoln Way East, and Fox Fire Safety, a fire safety equipment sales and service business, at 12434 Lincoln Way East.

This recommendation is based on the following Findings of Fact:

1. Existing Conditions – The subject property is located along the heavily travelled Lincoln Way East corridor that serves as the one of the principal arterial roadways connecting Mishawaka and South Bend to downtown Elkhart. Traffic volumes in the immediate vicinity are anticipated to remain consistent. The property, which includes a carry-out/delivery restaurant and fire safety equipment sales and service business, is adjacent to a restaurant with drive-thru and pharmacy to the north, a two-tenant commercial building to the west, a railroad and agricultural land to the south, and a credit union to the east.
2. Character of Buildings in the Area – The character of buildings and land uses located along Lincoln Way East corridor vary greatly and include commercial, retail, restaurant, financial, and industrial land uses.
3. The most desirable/highest and best use – Because of the property's location along a highly travelled mixed use corridor, the most desirable use for the property is commercial or light industrial use consistent with the current land use.
4. Conservation of property values – The proposed zoning will not be injurious to the property values in the surrounding area as no changes to the current uses are proposed. Additionally, other permitted uses within the C-1 General Commercial and I-1 Light Industrial Districts would be compatible with the existing adjacent and nearby land uses.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided commercial and industrial development along Lincoln Way East between Bittersweet Road and Cedar Road.

ATTACHMENTS

Aerial Map, Photographs, Rezoning & Annexation Petition including Existing Conditions Maps, Location Map



Aerial Photograph
Bruno's Pizza & Fox Fire Safety
12452 & 12434/4605 Lincoln Way East
Lots 12 & 13 of Oakland First Addition



P1. Looking southerly from Lincoln Way East toward Bruno's Pizza (12452 LWE).



P2. Looking southerly from Lincoln Way East toward Fox Fire Safety (12434/4605 LWE).

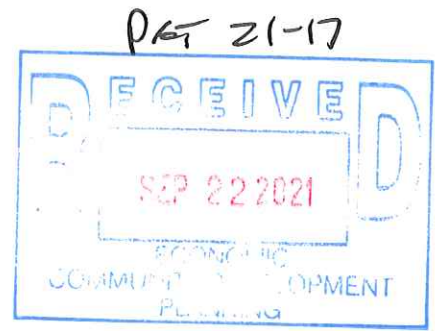


P2. Looking southerly from north of Lincoln Way East toward both parcels to be annexed.

Deborah S. Block, IAMC, MMC

OCT 06 2021

City Clerk
Mishawaka, IN



DATE: August 18, 2021

TO THE:

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

RE: Petition for Annexation and Zoning Classification

The undersigned Wennigsen LLC & Fox Fire Safety Inc. respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

Lots 12 and 13 as shown on the recorded plat of Oakland First Addition in Penn Township, as recorded in Plat Book 10, Pages 188-189 in the Office of Recorder of St. Joseph County, Indiana, including adjacent Lincoln Way East public right-of-way.

Common Addresses: 12452 and 12434 Lincoln Way East, Osceola, IN 4656/4605
Lincoln Way East, Mishawaka, IN 46544

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 12452 and 12434/4605 Lincoln Way East, and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a C-1 General Commercial District for the north 105' of said Lot 12 and an I-1 Light Industrial District for the remainder of said Lot 12 and all of said Lot 13. Petitioners further state they intend to utilize said land for continued use as a carry-out/deliver pizza restaurant at 12452 Lincoln Way East and a fire safety equipment sales and service business at 12434/4605 Lincoln Way East.

Accompanying this petition is a drawing showing the above-described parcel of real estate, showing the location of the existing building structure(s) and other improvements.

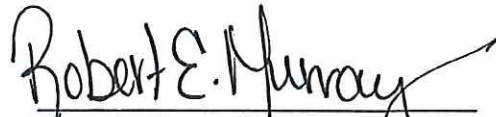
Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a C-1 General Commercial District and I-1 Light Industrial District as described above.



Property Owner Signature

Joseph S. Grabill
Wennigsen LLC
Lot 12 of Oakland First Addition

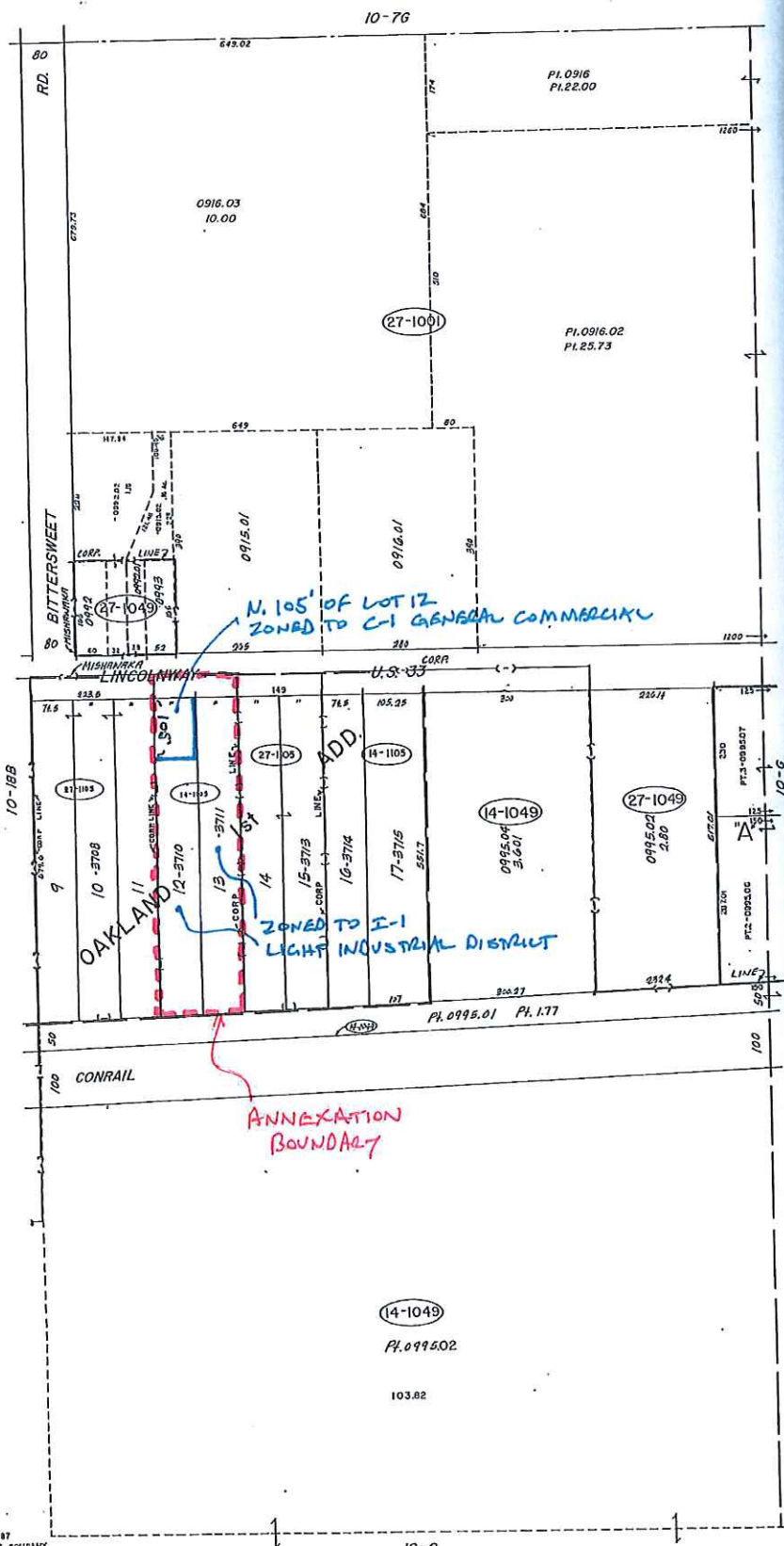


Property Owner Signature

Robert E. Murray
Fox Fire Safety Inc.
Lot 13 of Oakland First Addition

Contact Person:
Derek J. Splier, AICP
600 E. Third Street
Mishawaka, IN 46545
574-258-1625
dsplier@mishawaka.in.gov

Prepared by: Department of City Planning

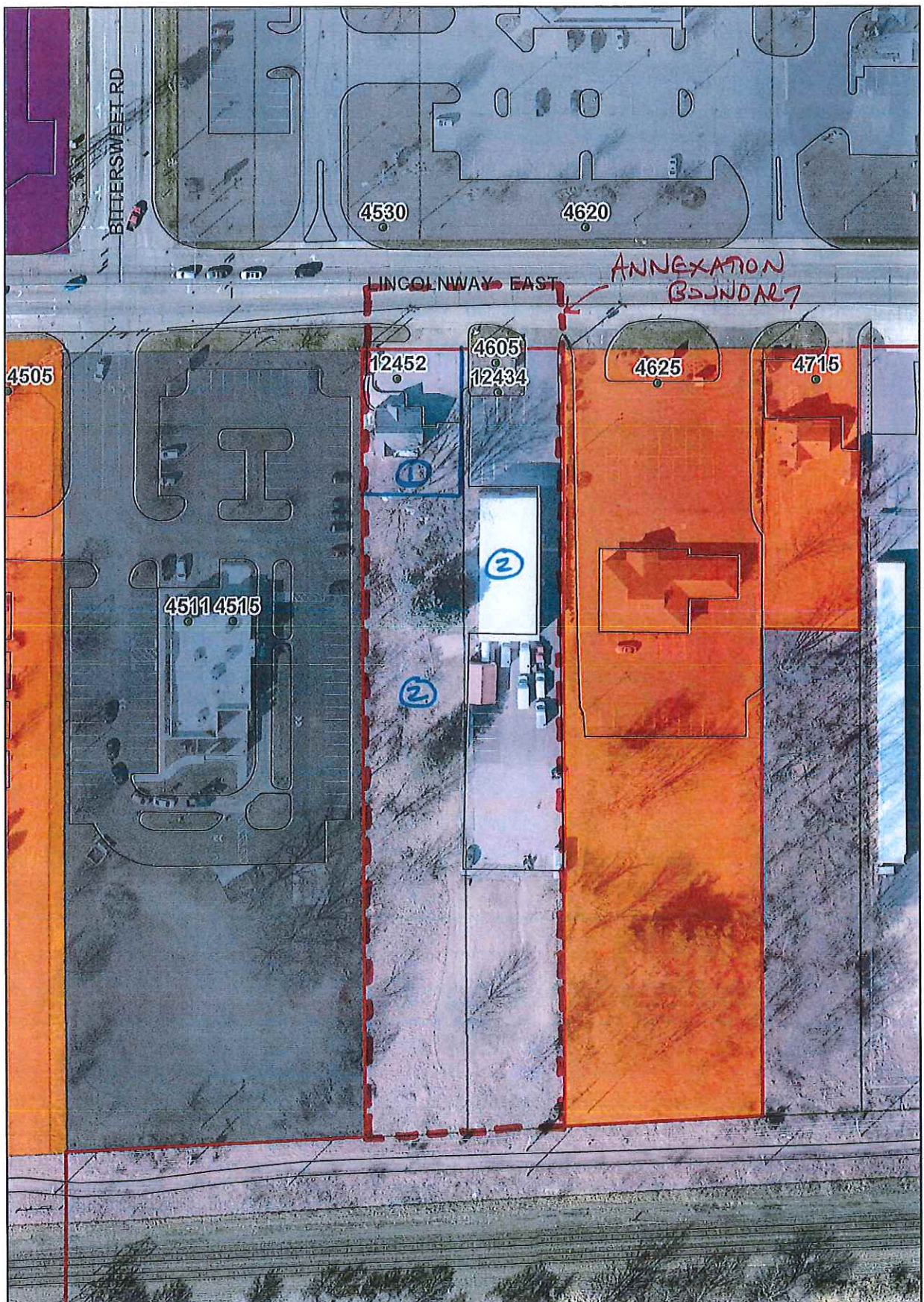


Revised Copyright 2004
Copyright 1987
THE SLOWELL COMPANY

SCALE: 1" = 100'

10-18C

PENN TWP.
W.1/2 N.E.1/4 SEC. 18 T.37N. R.4E.



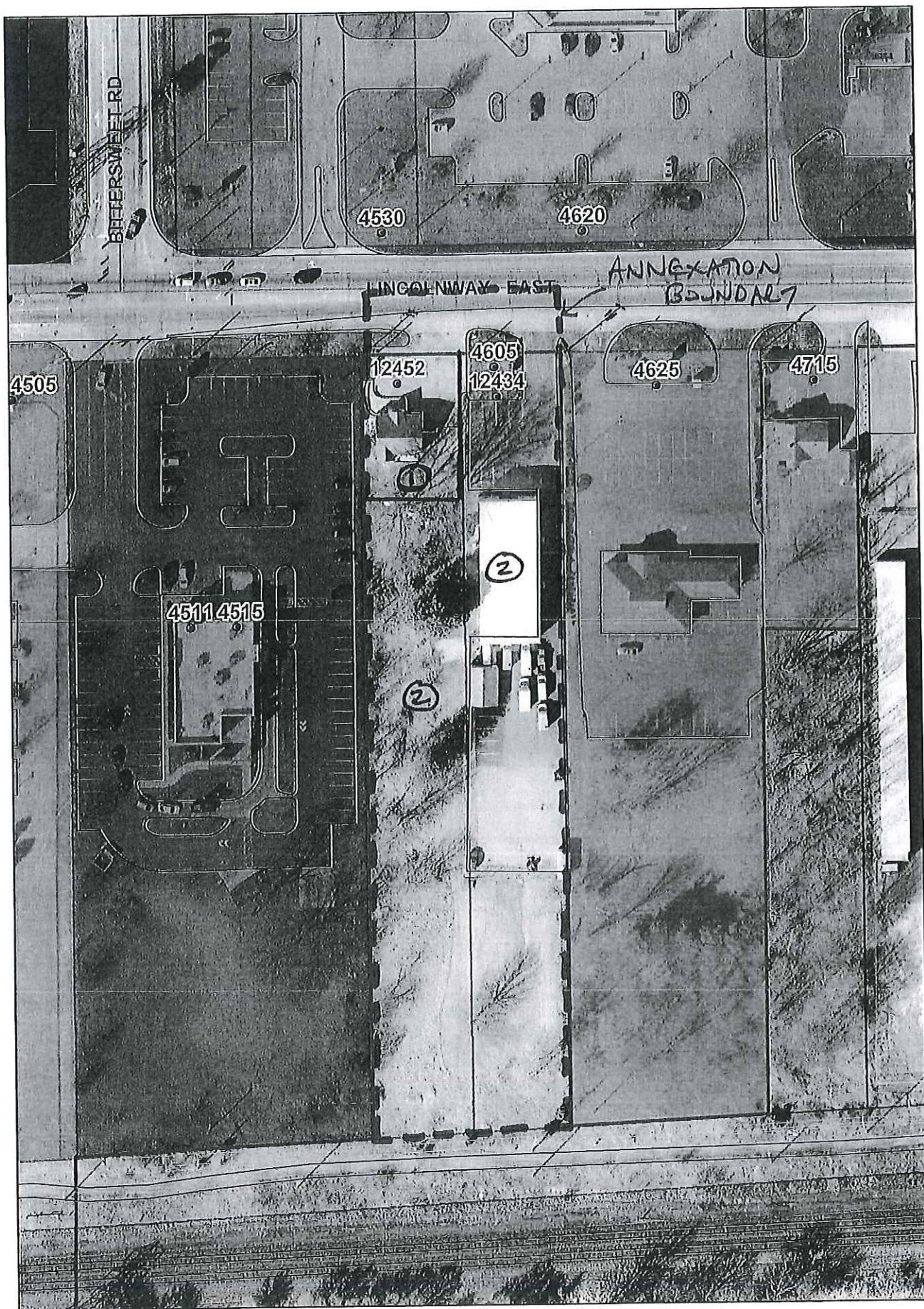
① ZONED C-1 GENERAL COMMERCIAL
 ② ZONED L-1 LIGHT INDUSTRIAL

↑ 1" = 100'
 N SCALE

LINCOLNWAY EAST



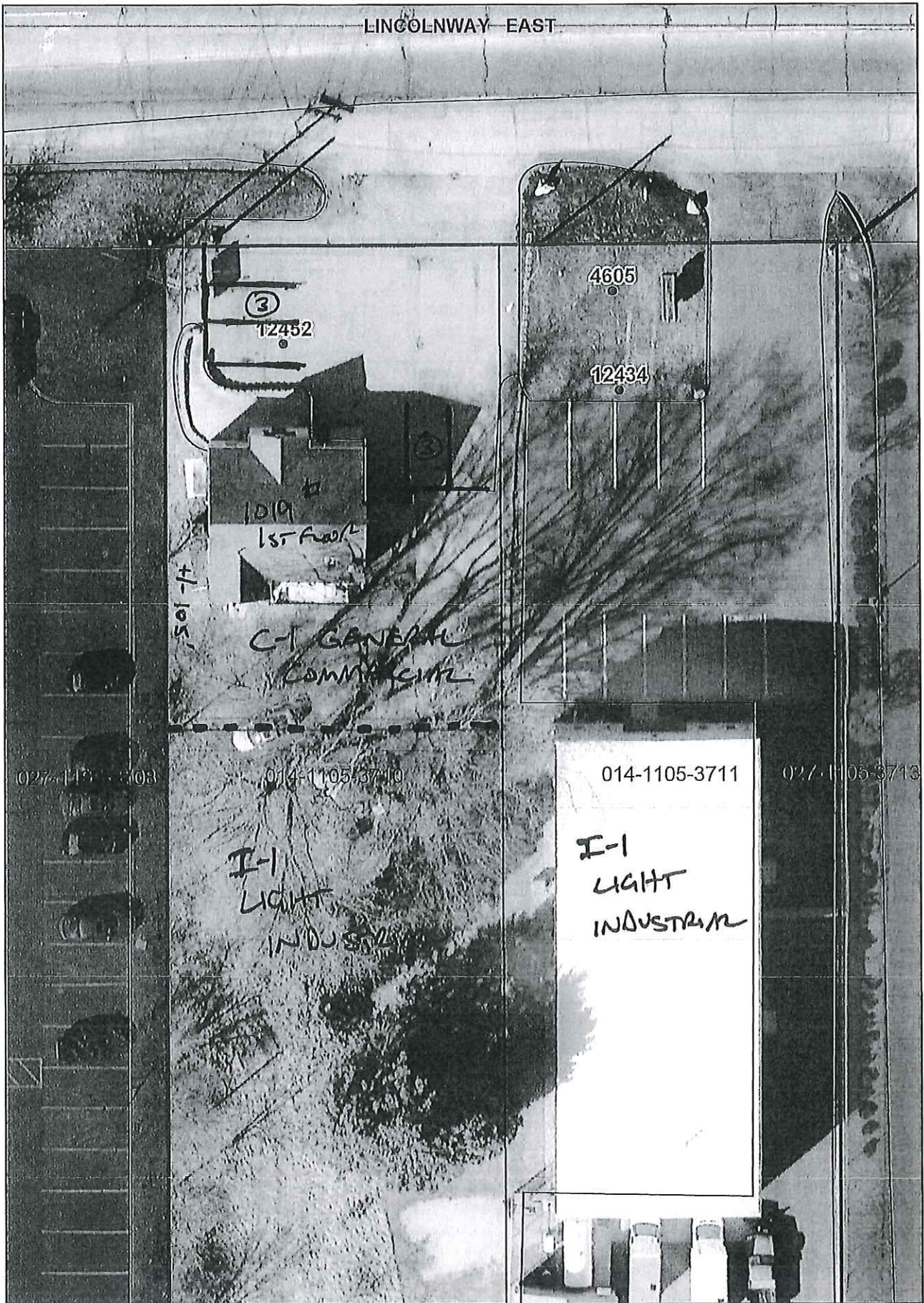
↑ 1" = 30'
N SCALE



① ZONED C-1 GENERAL COMMERCIAL
 ② ZONED L-1 LIGHT INDUSTRIAL

↑ 1" = 100'
 N SCALE

LINCOLNWAY EAST



③

12452

4605

12434

1019

1st Floor

C-1 GENERAL
COMMERCIAL

027-1105-3708

014-1105-3710

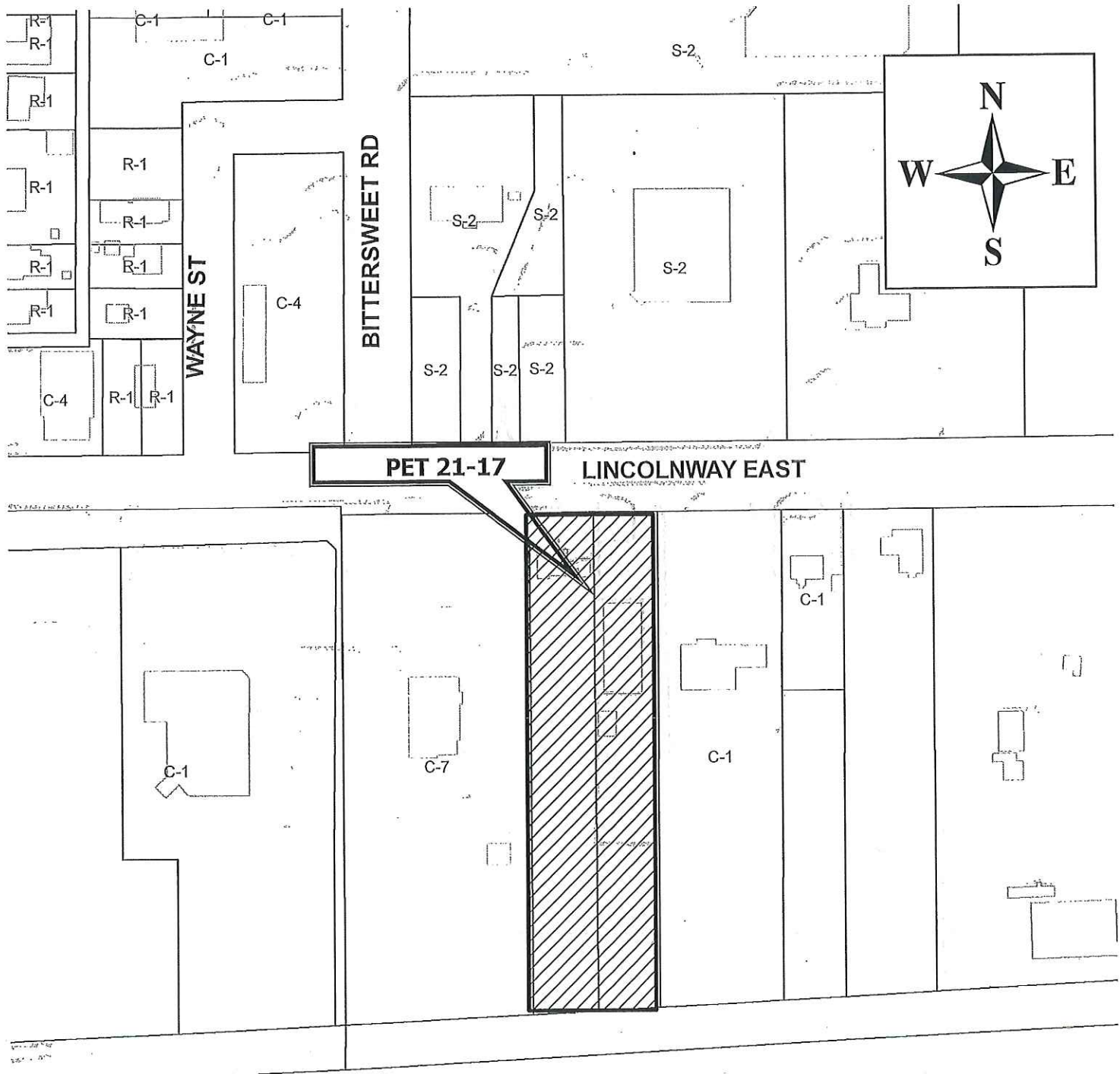
014-1105-3711

027-1105-3713

I-1
LIGHT
INDUSTRIAL

I-1
LIGHT
INDUSTRIAL

↑ 1" = 30'



Location Map

PETITION 21-17

WENNIGSEN LLC & FOX FIRE SAFETY INC
(OWNERS)

ANNEXATION AND REZONING OF
12452 & 12434 LINCOLNWAY EAST
FROM "I" INDUSTRIAL
(UNINCORPORATED ST. JOSEPH COUNTY)
TO C-1 GENERAL COMMERCIAL AND
I-1 LIGHT INDUSTRIAL