

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

September 19, 2022

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall and via telephone on Monday, September 19, 2022 at 7:00PM for their final council meeting in the old City Hall building. The meeting was called to order by Council President Gregg Hixenbaugh. All were asked to stand for the Pledge of Allegiance.

Clerk Block called the roll.

Roll Call.

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

Others Present: Clerk Block, Mike Trippel

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 September 6, 2022 were approved as received from the Clerk's Office.

Clerk Block read the following letter from the City Plan Commission regarding their recommendations from their September 13, 2022 meeting.

Honorable Members:

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

PETITION #22-14 A petition submitted by Anthony Rucano requesting to rezone vacant land south of 4601 Grape Road from C-2 Shopping Center Commercial District to S-1 Extensive Open Space and Public Use District due to being located within the floodplain.

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

PETITION #22-15 A petition submitted by Thomas McLaughlin, Cory Smith, and Erin Corcoran requesting to vacate the east/west alley between 515 Clay Street and 804 Wilson Boulevard.

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

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

Swearing-In of the Mayor's Youth Council

Mayor Wood spoke before the council. Mayor Wood stated this was a very bittersweet for him with it being the last meeting in those chambers and for him having worked in some way in those chambers for well over 20 years. Mayor Wood stated he found it highly appropriate that this was the last swearing in he would do in those chambers as well and he couldn't think of a better group than their future to swear in that evening. Mayor Wood stated they were swearing in what he considered to be his most important group that they had as long as he had been Mayor in Mishawaka. Mayor Wood stated this was their 12th youth council class of the city of Mishawaka and the kids were highly exceptional leaders after they had come through the program. Mayor Wood stated they achieved at the highest levels and they were kids from all three of their area high schools, Mishawaka High School, Marian High School and Penn High School and they were sophomores, juniors and seniors who gave up their time to help make Mishawaka a better place for them. Mayor Wood stated they started this to educate, specifically about local government, to do some community service and to have the future leaders step up and be leaders themselves to make the community better. Mayor Wood stated they knew about the program as they had it every year and there may be some new faces who they may not know about but he asked a lot of their youth council members. Mayor Wood stated they asked them to show up, to be prompt, to dress business casual, asked them to come out of their shell to get to know the other students and to contribute to meetings. Mayor Wood stated they fed them pretty well, but they had seen the kids do remarkable things. Mayor Wood stated just as an example, they had all of the branches of the United States military had members of the Mishawaka Mayor's youth council serving in their academies. Mayor Wood stated they had police and fire candidates who had served in the youth council as well as an individual studying to be a priest who was serving in the Vatican at that time who came through the youth council. Mayor Wood stated he appreciated in particular that they had staff members in the city of Mishawaka who had gone through the youth council and were providing service for the future that was sparked when being on the youth council. Mayor Wood stated you did not have to look very far around town to see the contributions that the youth council had made, with Heroes Park being completely conceived, designed and implanted by the Mayor's youth council and it was award winning as well as the best project in the state of Indiana last year. Mayor Wood stated the youth council got to design their own space in City Hall last year and that was coming along quite nicely as well. Mayor Wood stated it would be a meeting space for the youth council as well as a community room for their citizens. Mayor Wood stated this year, he had an extra special project that they would learn about and would get to design and it would be a high-profile project and very visible. Mayor Wood stated he knew the kids would go off and chase their dreams and go far and wide to pursue whether it was their education or whatever the case. Mayor Wood stated but eventually, they hoped that they consider coming back to Mishawaka to realize their dreams and see where they end up. Mayor Wood stated they see kids maintain connections they had that they wouldn't otherwise if it weren't for the youth council and they see kids start dating because of the program as well and that was a good thing. Mayor Wood stated it was a program that was run by

volunteers and he gave thanks to his assistant Lou Ann Hazen, his receptionist Deb Gregg and his wife Jamie for all of the work they did behind the scenes. Mayor Wood stated this was also a bittersweet year for him, because it would be the last time where he would have had a kid of his own go through the program. Mayor Wood stated they treated this as a government body with swearing them in under essentially the same oath that he, the council and all of their department managers swore on and would swear in on the bible all of the police and fire swore in on as well. Mayor Wood stated they would get them going, learn the Robert's rules of order, would pick their own leaders, elect their own president as well as vice president, treasurer, secretary and would run meetings like the common council ran theirs and learn a little bit about government. Mayor Wood stated they would also take some special trips that year to learn more about Mishawaka and the city government as a whole. Mayor Wood stated they would be starting pretty immediately to gather donations, contributions and gifts for their Thanksgiving food drive where they would distribute Thanksgiving meals to the less fortunate in Mishawaka and they had distributed thousands over the course of the last 12 years. Mayor Wood stated they had over 200 youth council members who were out there in and around their community and actively serving. Mayor Wood stated this program was recognized around the state of Indiana and their kids came back after competing for awards and grants to make their community better and typically win. Mayor Wood stated a lot of communities around Indiana and in the Midwest had called and wanted to model off of their program. Mayor Wood stated they knew that it was a best practice but they also would get to go down to Bloomington in the next couple of months to be with other youth councils around from around the state and it would be a great opportunity to share with their peers and try to improve their community and sometimes get to learn about things that they might not otherwise know or learn about. Mayor Wood stated they would also have an opportunity in the first part of the year to go down to the state house on legislative day. Mayor Wood stated they would take a group down to learn about state government and they would get to meet state reps, state senators and maybe even the governor and see state government in action. Mayor Wood stated that was what they had in order and he could not be more proud of the kids and was also proud of their parents as well, because this was a commitment that went beyond the students. Mayor Wood stated it was an entire family commitment and thanked all of the family members who were present that evening for allowing their students to serve and he believed it was something they should be very proud of, because they would leave a mark on the community that they would get to see and their kids and grandkids would get to see as well. Mayor Wood called them up individually and handed them their oath and pin and they would be sworn in together.

Ava Fox, Audrey Wandling, Bella Schaetzle, Brady Fisher, Delaney Duval, Elaina Wright, Ian Szpisjak, Isaak Prince, Jackson Horvath, James Wood, Jocelyn Niedbalski, Joel Cocquyt, Liam Bauschke, Luke VanTornhout, Nicholas Froehlke, Nishorgo Proshun, Patricia Kirk, Patrick Anderson, Patrick DeKever, Reagan Sutherland, Will Schalliol and Wilson Wright were all sworn in by Mayor Wood.

Mr. Hixenbaugh thanked Mayor Wood, Mrs. Wood, Mrs. Hazen and Ms. Gregg for the work they did and offered congratulations to all of their incoming Mayor's youth council members and they looked forward to seeing what they accomplished over the course of the next year.

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

PROPOSED ORDINANCE NO. 2022-30

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

**Rezone from C-2 Shopping Center to S-1 Extensive Open Space to remain a natural open space due to floodplain – V/L south of 4601 Grape Rd.
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2022-31

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.

**Vacation of public right-of-way for 1st alley between lots 44, 45, 46 and 47 – Battell’s 2nd Park Addition
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2022-32

**CIVIL CITY BUDGET AND TAX LEVY FOR 2023
(Assigned to Budget and Finance Committee)**

PROPOSED ORDINANCE NO. 2022-33

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA CHAPTER 62 ARTICLE 3 WATER SERVICE AND APPROVING THE OFFERING OF A WATER SERVICE LINE WARRANTY PROGRAM TO CUSTOMERS OF THE MISHAWAKA MUNICIPAL UTILITIES
(Assigned to Public Improvements Committee)**

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

RESOLUTION R2022-21

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, MAKING A FINAL DETERMINATION AND CONFIRMING THE DESIGNATION OF AREAS WITHIN THE CITY OF MISHAWAKA, INDIANA, COMMONLY KNOWN AS 2754 LINCOLNWAY EAST & ADJACENT PARCELS AS AN ECONOMIC REVITALIZATION AREA AND ECONOMIC DEVELOPMENT TARGET AREA FOR PURPOSES OF REAL PROPERTY TAX ABATEMENT FOR BARAK GROUP, L.L.C., and/or ITS ASSIGNS

Derek Spier, City Planner, spoke in favor of **RESOLUTION R2022-21**. Mr. Spier stated as previously referenced when the council considered this two weeks ago, the developer, the Barack Group, was proposing to renovate and convert the existing Mishawaka Inn at 2754 Lincolnway East into a 47 to 60 unit multi-family residential apartment building. Mr. Spier stated the second phase was anticipated to include a new building which would include another 46 to 50 units which would result in 93 to 100 new units on the four-acre site. Mr. Spier stated the total investment, including the acquisition of the property was estimated at \$7 to \$8 million. Mr. Spier stated the first phase of the construction was expected to begin in 2023 and the second phase in the second quarter of 2024. Mr. Spier stated the proposal was a five-year abatement and it was a little higher than the normal annual abatement schedule so this one's proposed started at 100% and then declining 5% annually over the five-year life of the abatement. Mr. Spier stated the abatement schedule was identical to the one that was submitted for the River Rock Apartments on Mishawaka Avenue and the one that was approved for the River Walk project that was never constructed north of the river and west of Central Park. Mr. Spier stated there was a lot of assumption and the best thing that they could do was use the Department of Local Government Finance as an online calculator and they would input the location and the assessed valuation and the class of the property and then it would output the anticipated tax bill for the property. Mr. Spier stated when they used the calculator, they used the current tax rates and they used an estimated assessed valuation of \$1.3 million for phase 1 and \$4.1 million for phase 2. Mr. Spier stated that would have an annual tax bill estimated at \$31,000 for phase 1 and \$96,000 for phase 2 and they came up with the assessed valuations by using an estimate of 80% of the construction value, so that could be a little high. Mr. Spier stated it was anticipated that would probably be lower than that, so the estimates as far as taxes paid over the life of the abatement and abated are likely on the high side. Mr. Spier stated looking at the analysis for the life of the abatement, they calculated that taxes paid on the increased investment would be \$64,000 and the taxes abated would be approximately \$575,000 so that was in line with the other residential abatements that were approved previously and previously referenced. Mr. Spier stated Mike Huber was there representing the Barak Group and if they had any specific questions on the actual project, he'd be happy to answer them.

Mr. Banicki stated this showed there would be zero taxes and asked for clarification if that was not right. Mr. Spier stated it said that because it would be 100% abatement and it was still going to happen. Mr. Banicki asked if he could tell him what the taxes were on it at that time. Mr. Spier stated 2% was the cap for the rental and he thought there was an exempt of maybe 2.3, so at that time, the property values were around \$600,000 so it was about \$12,000 to \$13,000 a year as far as the property taxes were. Mr. Banicki stated even on the phase 2, that was a vacant property and there was still value to that property before it was built. Mr. Spier stated that was correct. Mr. Banicki then asked if there was still value and it was not zero. Mr. Spier stated there was also more than one parcel there so there was actually the main parcel that the hotel sat on, so there were three separate parcels in total and it would affect all of the parcels with two of them having land value on them.

Mike Huber, Abonmarche Consultants, represented Barak Group, spoke in favor of **RESOLUTION R2022-21**. Mr. Huber stated he thought Derek did a great job outlining the property and they were at the meeting a couple of weeks ago. Mr. Huber reiterated some of the timeline questions that there might and currently, the property was paying about \$13,000 and

they thought even after phase 1, they were going to see over close to 200% increase in that property tax going into what the new project and would generate the amount of the abatement which actually accounted to about under 10% or so of the total project cost. Mr. Huber stated if you thought about the investment that Mr. Davidson was making in the project, they understood as an underutilized and underperforming property as currently constructed, the level of investment that was being for projected for the site was a significant win for the city and over the long term. Mr. Huber stated he knew it was a lot for the first five years' worth of taxes but long term it was going to generate a lot of revenue, a lot more than the current state for the city in the future. Mr. Huber stated it was a highly visible property and you would see some savings in the lack of public safety calls to that building and along with the other improvements they saw in the corridor with the Dunkin' Donuts and the Wendy's, it could help transform the gateway a little bit. Mr. Huber stated they understood that in Northern Indiana at that current time, there was a housing crunch and they thought this would be a market rate program project, however the units were a little on the smaller side so we thought the rents were going to be not luxury and kind of lower than what they saw with a lot of luxury apartments. Mr. Huber stated even if mortgage rates continued to run high, he thought that was going to continue rental housing pressures. Mr. Huber stated in terms of timeline, the developer had closed on the property and was in the process of a lot of the predevelopment as he hired the engineers, architects and they were in the building doing analysis and trying to determine what the right layouts were with the right mixes. Mr. Huber stated they anticipated pulling permits for the construction for the first phase of the project in the Spring of 2023 and also anticipated about a 12 to 18 month construction schedule depending on supply chain issues and delivery of supplies and those kinds of things and then they would follow up probably 4 to 6 months after that with predevelopment starting on the second building in phase two and then another 12 to 18 months beyond that for construction of that. Mr. Huber stated they were probably looking at late 2023, early 2024 to start on the phase two building. Mr. Huber noted the abatement periods for the projects would not actually start until the permits were secured. Mr. Huber stated he would be happy to answer any additional questions and believed John Piraccini may want to make some comments.

Mrs. Voelker asked if he could remind her of the square footage of the apartment. Mr. Huber stated what they were looking at in terms of what they had right then was the current existing hotel rooms, which he thought were in the 300 to 400 square foot range would be a studio with a kitchen in. Mr. Huber stated that two bedrooms would basically be two of those and three bedrooms would be three of those. Mrs. Voelker asked if he had any idea what the rent would be for a studio. Mr. Huber stated right now, just with preliminary numbers, they were looking at probably \$800 for the studio up to \$1,100 for the two bedrooms and something a little higher than that for the three bedrooms. Mr. Huber stated they would not be at the high end but more with the market rate prices.

John Piraccini, 633 Windy Cove Court, was present representing Caldwell Banker Commercial Real Estate. Mr. Piraccini stated he was pretty proud to be a part of the project and the administration had been great to work through the long process with. Mr. Piraccini stated he had this for sale for a long time and he knew it was easy to give an abatement for something that was going to create 50 to 60 jobs in manufacturing or something along those lines, so these were unique. Mr. Piraccini stated he lived on this end of town and drive by the property numerous times and it was nice to see the opportunity there and he did not believe there was anyone who

would be against it. Mr. Piraccini stated it could easily be bought and left how it was and just fixed up because when changing it from an extended stay to an apartment, you had to completely warp it and that was substantial. Mr. Piraccini stated he thought it helped because in this end of town, they did not have a lot of housing growth besides in the south, so it was going to spur a hundred and some units and Mr. Davidson already bought it and he was committed and they had been on this a very long time. Mr. Piraccini stated he appreciated their support.

Mr. Hazen stated in the three years he had been involved with this project, it had at least 10 different people looking at it and trying to invest in it and if that was correct. Mr. Piraccini stated there had been quite a few and some walked away because they wrestled with the cost and they were really trying to avoid putting lipstick on a pig and they were fortunate Dunkin' Donuts had turned the site down about three times and so did Wendy's, but then the pandemic brought a heavy demand for drive-thru's so it made it like a supply and demand thing and they were fortunate they could land Dunkin' on that site too. Mr. Hazen stated he had talked to Mr. Piraccini many times about the property and there were a few people who would have bought the property and left it how it was, because it was making some money and Mr. Piraccini kind of steered away from that because he knew that was not what the city wanted and he appreciated that. Mr. Piraccini stated he believed it was the owner that wanted to close it and he told him not to because he felt that it would at least be generating something and if it were to close then all of a sudden they would have been fighting an even worse issue and he made it known they needed to keep it.

Mr. Banicki thanked Mr. Piraccini for his work on this and it would really beautify the area. Mr. Banicki stated he knew someone who had lived there for over 10 years and she was quite surprised when they actually reduced her rent already, so that was well received and then also the ability for some of the folks who had nowhere to go, with them going to be able to stay there during some of the construction was a good move. Mr. Banicki stated if it got too bad, he was sure they may be relocated for a short period of time. Mr. Piraccini stated he knew that was a sensitive issue and that had been said from day one that they did not want to be accused of running people out of their homes and it may be a point where the utilities get shut off or they just can't stay there anymore because of construction but they had been working with the situation. Mr. Piraccini stated when it got out to the media and as it got out to the public that it was going to get sold, a lot of people took off. Mr. Piraccini stated that may have been a blessing in disguise because it might make it easier for the transition, but the last thing they would want to do would be to force people out.

Mr. Hixenbaugh stated there was a statement in the staff report that was well written and jumped out at him and it indicated that it was important when looking at these type of projects to look at the opportunities to redevelop underperforming commercial structures to continue to pave the way for future investment. Mr. Hixenbaugh asked based upon his experience and knowledge of commercial development, if he would agree with that statement that this was not only good for the particular property, but supported further economic development in that stretch of Mishawaka on into the future. Mr. Piraccini stated he agreed 100%.

Mayor Wood wanted to be on record supporting the resolution and as they knew, tax abatements in general were very rare in the city of Mishawaka and he could not even remember the last one

they did and it had to have been a couple of years ago. Mayor Wood stated abatements for housing projects were even rarer and they tried to make sure that they went through them on the administrative side to make sure they were the right fit for the city and Mayor Wood stated they believed this one was the right fit. Mayor Wood stated they had been looking for stability on this particular site for a long time and this project provided that stability. Mayor Wood stated he also thought it was important to remind people that this was not the city handing out cash and this was phased in new improvements and this was an abatement on phased in new improvements, so while it did not necessarily cost them anything up front, it was the phased in benefit incentive to builders and it allowed them to have a little more stability with building costs. Mayor Wood stated they thought this was warranted because of the increased costs of doing a project such as this and it was, as mentioned, an incentive-based phased in on the improvements but ultimately over time would benefit the city in not only providing a staple site and staple project, but allowing for some economic growth around there but also the tax revenue generated long term could be much significantly improved over where it had been in the past.

Mr. Hazen wanted to repeat what Mr. Piraccini said that three years ago when he was out campaigning, this by far was the number one issue with everyone he talked to and continued to be a top priority as far as wanting to do something with the old LHN. Mr. Hazen stated the way he looked at it, if you looked at \$13,000 taxes over five years it came out to \$65,00 and they were saying they would make \$64,000 anyways, so it would be no cost to them to get rid of an eyesore and something that should clean up the area tremendously, especially with Capital Avenue right there and he would be supporting this.

Mr. Compton stated he thought a lot about this, talked to some council members and talked to some community members and he would not be able to support this. Mr. Compton stated he thought a lot about it and Mr. Spier made a comment that compared the abatements to other residential abatements they had given and he appreciated that and it showed the council that they were not doing anything outside of what they had not done before, but he thought they were setting the precedent. Mr. Compton stated he thought they had at least two more apartment projects coming to their community and he could almost guarantee they would be asking for this because this was what they had done and it became a standard and that was what he wanted to caution the council on future abatements. Mr. Compton stated he wanted this to be successful and he thought that Mr. Hazen was correct but he struggled with tax abatements on apartment projects. Mr. Compton stated they had given two with one of the projects not going forward and the other moving along well. Mr. Compton stated a third project, there was some state money that went into it that made it successful so they did not have to give an abatement. Mr. Compton stated he struggled with it and in his mind this was not what abatements were for. Mr. Compton stated abatements were for jobs and he could appreciate what Mr. Piraccini said that there would be construction and maintenance jobs in these apartments in the future, but that was where he stood.

Mr. Mammolenti thanked Mr. Hazen and Mr. Compton for their comments that pertained to this project and also Mr. Piraccini along with everyone else involved in putting the project in motion. Mr. Mammolenti piggybacked on Mr. Compton's comment and he did not think it was a standard or at least in his opinion or how he viewed abatements and he knew as a council in a city, they tended to look at these and scrutinize abatements and not hand them out very easily.

Mr. Mammolenti stated when he made this decision, the personal reflection he did was, was it going to bring stable, high-paying jobs to attract businesses to the area and he also looked at it as revitalizing certain underdeveloped areas and he did not think anyone he talked to from the resident side of things were happy with the way the building looked and how their first responders had been called to that location several times. Mr. Mammolenti stated he believed it was time something needed to be done and he thought in order to get that done, if it took a minor tax abatement that would get the return on investment very quickly as Mr. Hazen mentioned, he was all for it. Mr. Mammolenti stated he would be in support of the resolution that evening.

Mr. Banicki stated there a couple of things he hoped would happen there, with one being they use a lot of local labor and get their neighbors working whether it was renovations of this or whatever the case. Mr. Banicki stated they needed to make sure local people work and not shipping people out from out of town and money leaving town. Mr. Banicki stated the other thing was there needed to be stiff management of this building. Mr. Banicki stated there were other apartments, such as the 100 Center apartments where it was like the inmates were running the asylum and they had to make sure whoever was running this would be running it with a stiff fist and hoped whoever managed this would not allow it to turn into some place where the police had to be on site 24/7. Mr. Banicki stated he would support this.

Mr. Emmons stated even though this project was not in his district, he did travel that area and a number of times people had come to him and asked him what was going to happen out there and why the city had not done something to incorporate that area, make it productive, make it viable and make it something substantial to where it was proud to be there. Mr. Emmons stated it had been a number of years where nothing had been done and it was not only a blight to him but to the city as well. Mr. Emmons stated if they had the chance to improve that area for something that would benefit not only the people but also the area, he would be in favor of supporting it.

Mr. Hixenbaugh appreciated the thoughtful comments on the part of his colleagues and he did not mind stating for the record that in concept, he agreed with everything Mr. Compton was said. Mr. Hixenbaugh stated he did not recall in his time on the council having ever voting in favor of a residential facility receiving a tax abatement of that type and the prior abatements that were approved were in between terms for him. Mr. Hixenbaugh stated he would have some concerns about voting in favor of the resolution but for the information that had been provided to them that evening in the prior public hearing and then integrating that into an analysis of the law. Mr. Hixenbaugh stated one of the things they had to find in order to grant a tax abatement was that the area itself was undesirable for or impossible of normal development and occupancy and he thought they heard that evening about the extended time that the market turned its nose up at the property and investors ran away from it when they found out what the cost of the development would be. Mr. Hixenbaugh stated with the fact that they had somebody who was willing to step up at that time on this particular property was a distinguishing factor in his mind. Mr. Hixenbaugh stated as had been said, this was an eyesore for many years and not too long ago, if people had told him that someone was willing to invest \$8 million on this particular property, he would have questioned it. Mr. Hixenbaugh stated he was pleased that a high-quality development had been placed in front of them and it looked like it was going to occur. Mr. Hixenbaugh stated he thought it was important that the timeframe that had been embedded in the abatement be complied with. Mr. Hixenbaugh stated this was not an unlimited opportunity to sit on the site and

not develop it and three years would start to click fairly quickly in this situation, so it had to be done and could not be like what happened across the river on Mishawaka Avenue. Mr. Hixenbaugh stated but with that provides all about the limited timeframe, with the prospect of the investment of as much as \$8 million being invested in the site and on balance, he found that as the law required, the totality of the benefits there was sufficient to justify the abatement. Mr. Hixenbaugh stated he would be voting in favor of it.

Question was called at 7:26PM for **RESOLUTION R2022-21 Motion carried by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. DeMaegd, Mr. Hazen, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mrs. Voelker Mr. Hixenbaugh.

No: Mr. Compton. The resolution passed 8-1.

RESOLUTION R2022-22

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA ADOPTING A PLAN FOR DISTRIBUTION OF THE PROCEEDS OF THE CITY OF MISHAWAKA'S GRANT FROM THE AMERICAN RESCUE PLAN ACT OF 2021.

Amending R2022-10 the American Rescue Plan

Mr. Hixenbaugh began the public hearing with some comments of his own since the council was intimately involved in the preparation of the document and would ask Mr. Mammolenti to chime in as well. Mr. Hixenbaugh stated the resolution in front of them that evening really was a next step into the process they initiated going on almost two years ago. Mr. Hixenbaugh stated they were now at the stage where the special committee that the council put together had a chance to look at the request for funding by various entities in the community and the resolution, along with the companion appropriations ordinance that also would appear on the agenda later that evening set the stage for them to be able to actually distribute some grants and subsidies to a list of community partners. Mr. Hixenbaugh stated before he turned things over to Mr. Mammolenti, just for the record and for the benefit of the public, the projects that were imbedded in the resolution and proposed for funding were Boys and Girls Club, United Way, Head Start, One Roof Project in the amount of \$750,000, Youth Services Bureau in the amount of \$375,000, Troop Town in the amount of \$325,000, Mishawaka Building Trades Program in the amount of \$275,000, The Mishawaka Penn Harris Public Library in the amount of \$50,000, and The Res in the amount of \$35,000. Mr. Hixenbaugh stated this had been a collaborative process between the council and the administration and they appreciated their participation as well. Mr. Hixenbaugh thanked all of the applicants and they had a larger group who submitted applications and they unfortunately were not able to fund all of them but all of them had merit to them and hopefully they would be able to move forward in the community. Mr. Hixenbaugh thanked the Controller, Becky Maguire, their financial consultants over at Baker Tilly and their Council Attorney, Mike Trippel for their assistance in putting it together. Mr. Hixenbaugh also thanked the special committee that they formed chaired by Mr. Mammolenti and also consisting of Mr. Compton and Mrs. Voelker. Mr. Hixenbaugh stated they did an admirable job of vetting the projects and really taking a hard look at making sure they were spending the money in a responsible way. Mr. Hixenbaugh stated in addition to setting the stage for recipients to receive the amounts he

indicated earlier, this also embedded within their resolution and within the receipt of the money, some accountability. Mr. Hixenbaugh stated there was a grant agreement that the individual recipients would be asked to execute and a reporting component of that to make sure that they were being good stewards and that the people receiving the money were being good stewards of this once in a generation opportunity to do good in Mishawaka in ways that they would not have been able to do absent the receipt of the funding. Mr. Hixenbaugh stated he appreciated the work of all involved.

Mr. Mammolenti thanked the members, Mr. Compton and Mrs. Voelker and also thanked the council as well. Mr. Mammolenti stated it was always the committee's mission to have this kind of collaborative discussion with the council and he made a promise early on that everybody would at least have a voice in the decision and he thanked everybody for doing that as well. Mr. Mammolenti echoed Mr. Hixenbaugh's thanks and thanked the Mayor and his staff, Mr. Prince, Mrs. Maguire and the financial consultants and he knew Mr. Trippel and Mr. Hixenbaugh did a lot of work on the back end from the paperwork and composing a lot of the literature and the legal documents, so he really appreciated that as well. Mr. Mammolenti said a special thanks to all the applicants and stated it was a difficult decision and unfortunately they had a certain amount of funds they could give and when the committee formed, they wanted to reach as many people in the city as quickly and widely as they could and they tried to make a real impact on the city and the residents. Mr. Mammolenti stated he was extremely proud of the applicants potentially receiving funds that evening depending on the vote and he thought they did a great job in terms of capturing exactly what they set out to do. Mr. Mammolenti stated with some of the programs, like One Roof, they started from infants to the grave so everybody was included. Mr. Mammolenti thought they did a great job with their applicants and reaching as many people as possible. Mr. Mammolenti thanked another thanks to everyone involved in making the decisions and the applicants for everything they did in the community to help their residents, their veterans, their young children, their elderly and everyone that was in need of it. Mr. Mammolenti felt like they hit the target on this one with the recipients that evening and he looked forward to getting the updates and hearing the progress and lives changed based on what they could do. Mr. Mammolenti thanked everyone once more.

Bob Shriner, 519 Miami Club Court and Treasurer for the Preservation of the Res, spoke in favor of **RESOLUTION R2022-22AA**. Mr. Shriner thanked them on behalf of the Res for the money that they could receive from this and like him the buildings were getting older out there and it took a lot of money to keep them up to date and to do so without having to raise what they charged people who utilized them. Mr. Shriner thanked them all very much for this donation to them.

Jacqueline Cronk, Boys and Girls Club CEO, 502 East Sample St, stated on behalf of the Boys and Girls Club, Head Start and United Way, they were ecstatic. Mrs. Cronk stated they could assure them they would work diligently to put their investment to good work and that they could hopefully see kids running the hallways of the building in the not too distant future and that the lasting impact of that investment would be felt throughout Mishawka for a long time. Mrs. Cronk thanked them very much.

Chris Elmrick, 1202 Lincolnway East, spoke on behalf of the Mishawaka Building Trades in the

School City of Mishawaka and thanked them all very much. Mr. Emrick stated from the Mayor and Mr. Prince presenting the home to them at 324 East Mishawaka Avenue, and to be able to have funds to actually complete the home and start their renovation, these were projects they wanted to do with their students to start expanding with not just the construction, but the rehabs as well. Mr. Emrick stated this was phenomenal and an incredible opportunity and their students were already out there doing some of the demolition part that did not cost much money and they would love for them to stop by and see the project at its beginning. Mr. Emrick stated they would be doing a construction project in the Habitat neighborhood as well and on behalf of all of them at School City of Mishawaka and Mishawaka High School and their Building Trades program, he thanked them very much.

Mrs. Voelker stated she was particularly excited about this because with the Historic Commission, they started talking with Mishawaka Building Trades almost a year and a half ago about possibly putting a program together to start rehabbing their old housing stock in the city of Mishawaka with hopes of revitalizing neighborhoods in another way and also that it would be great for the students involved in the program to not only have the knowledge of building new homes, but most of them lived in old homes that needed repair. Mrs. Voelker thought it would be great skills for their students to have going forward and hoped this donation would allow the Building Trades to expand into other compromised parts of the city and making an impact for many years to come and was really excited about the opportunity. Mrs. Voelker stated the Historic Commission was interested in coming out to volunteer and hoped they could help with some other aspects of the home at 324 East Mishawaka Avenue. Mr. Emrick stated they definitely welcomed that and this was just their startup and the seed money to the program. Mr. Emrick stated they would be looking at other homes in the area and they wanted it to be a sustainable program just as their new construction had been.

Mr. Emmons stated he had a soft spot for the program as a former industrial arts teacher and he wanted this program to succeed and he also used to substitute teach at the high school in the Building Trades program, so he got to see firsthand what they did and when they were building new homes. Mr. Emmons stated he was very proud of the homes they built in the past and his sister-in-law actually lived in one of them. Mr. Emmons stated this program meant a lot to him and he hoped it succeeded and he hoped this donation really helped.

Christina McGovern, Director of Development Youth Service Bureau of Saint Joseph County 2222 Lincolnway West, thanked the council for all of their due diligence and knew this was not an easy job by any means and this truly will be transformational for young people in the community and the need for their services was going to continue to grow. Mrs. McGovern stated this building would be life changing for so many and thanked the council once again.

Jim Method, Mishawaka Troop Town, stated from himself and the entire team, they wanted to express their gratitude and thanks for approving their request for the funds. Mr. Method stated if they traveled down Jefferson lately, they saw the removal of the trees and the funds they received from the city would allow them to continue demolition in the fall and they already contacted the Mishawaka Fire Chief. Mr. Method stated they would conduct training in the buildings before demolition and hoped to have them down before Veterans Day. Mr. Method stated everything was coming along and understood Clerk Block shared the site plan with the

council 2 weeks ago and that had already been approved by the Engineering Department, the Fire Marshal and everyone else involved so everything was truly in line with where they wanted to be. Mr. Method stated they would continue their fundraising efforts next spring and offered his deepest thank you once again.

Ben Modlin, 1202 Lincolnway, commended the council for all of the wonderful programs with the ARPA funds they were supporting. Mr. Modlin stated him as a parent, had children in Boys and Girls Club and him as a teacher, had students that really would benefit from a lot of the programs and his wife loved the library and he had many family members who were veterans as well. Mr. Modlin stated this was a wonderful way to reach out into their community and really invest and to grow it. Mr. Modlin thanked them very much and was very appreciate of all of the groups that funding was going to.

Mr. Mammolenti wanted to thank everyone on the council for their patience and also the applicants for their patience as well. Mr. Mammolenti stated her knew it was a long process and it was a labor of love, but he thought the committee wanted to do this right instead of rushing it. Mr. Mammolenti stated he did, in that sense, want to apologize that it may have taken a little bit longer than they originally hoped, but he could not over reiterate the fact that they believed they hit mark enough. Mr. Mammolenti stated in every aspect, as Mr. Modlin mentioned, they were investing in their youth and their future of the city of Mishawaka and those who had served as well. Mr. Mammolenti stated he couldn't thank everybody enough and couldn't wait to see this start rolling.

Mr. Compton stated he too got a little frustrated that it didn't move along like they thought, but when dealing with funds from the federal government, there were hurdles and reporting and regulation and it seemed to hold things up. Mr. Compton stated they did have to take their time and do it right, cross their T's, dot their I's so they could be as efficient as possible. Mr. Compton stated with all of the groups they chose to support, it was about housing and youth and he believed they covered quite a bit of that in what they were doing. Mr. Compton stated these were things that would carry on well into the future in their community and there some things you got to do as a city councilman that had a long term effect and this was one of them. Mr. Compton thanked their Federal Government that this was made available to them and thanked Mayor Wood along with the council for the way they chose to distribute the funds, because he believed they did good and would continue to do so long into the future.

Mr. Banicki thanked everyone for their hard work and congratulated all of the organizations that were awarded that evening and each and every one of them would make a difference in the area whether it was directly in his neighborhood or someone else's neighborhood. Mr. Banicki stated these were all positive things that would really improve things and they were so appreciative of the donations. Mr. Banicki congratulated them and offered his thanks to all parties involved.

Mr. Hixenbaugh thanked everyone involved in the process and congratulated all of the recipients and hopefully this would not be the last time they saw them and looked forward to hearing from them as the project rolled out. Mr. Hixenbaugh stated there would be some reporting and legal leads that went along with it, but most of them were already adept to that and wanted them to consider themselves an open invitation to step up to the podium in the new city hall and provide

the council updates as they see fit.

Question was called at 8:18PM for **RESOLUTION R2022-22 Motion carried by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. DeMaegd, Mr. Hazen, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker Mr. Hixenbaugh. The resolution passed 9-0.

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

PROPOSED ORDINANCE NO. 2022-27

**AN ORDINANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF
MISHAWAKA SEWER DEPARTMENT AND THE TEAMSTERS LOCAL UNION
NUMBER 364 AMENDING THE COLLECTIVE BARGAINING AGREEMENT
EXPIRING ON THE 31ST DAY OF DECEMBER 2024**

**Amendment to Collective Bargaining Between the City and Local 364 Sewer Department –
Expiring 12-31-2024**

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

Tom Dolly, 1701 Bennington Drive and Department Manager for Sewer Maintenance for the City of Mishawaka, spoke in favor of **PROPOSED ORDINANCE NO. 2022-27**. Mr. Dolly stated he was in favor due to the fact that the laws have changed on obtaining CDL licensing and they had a couple of young guys they hired and once they get into the department, they are given a 90 day probationary period and that was for them to look at their work and for them to obtain their CDL if they did not have one. Mr. Dolly stated if they did not have the CDL license within 90 days, their contract stated that they had to be terminated and they could give them an extension, but it could only be one extension. Mr. Dolly stated this had been needed when it was drawn and they did have the classes approved and the city certified to train other employees. Mr. Dolly stated they had guys who went through it and all passed it and two of his guys went on to obtain their CDL license last week. Mr. Dolly stated he was in favor of this and appreciated their consideration on the matter.

Question was called at 8:23PM for **PROPOSED ORDINANCE NO. 2022-27 Motion carried by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. DeMaegd, Mr. Hazen, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5802**

PROPOSED ORDINANCE NO. 2022-28

**AN ORDINANCE APPROVING AN AMENDMENT TO COLLECTIVE BARGAINING
AGREEMENT BETWEEN THE CITY OF MISHAWAKA AND THE MISHAWAKA
FRATERNAL ORDER OF POLICE LODGE 91**

**Amendment to Collective Bargaining Between the city and Mishawaka Fraternal Order of
Police Lodge 91 – Expiring 12-31-2022**

Mr. Banicki reported the Committee of Personnel recommended this proposed ordinance should be adopted. This was signed by the entire committee and upon a second by Mr. Mammolenti, the motion carried.

Craig Nowacki, Assistant Chief of Mishawaka Police Department, spoke in favor of **PROPOSED ORDINANCE NO. 2022-28**. Chief Nowacki stated this was a contract language change incorporating ERT, which was the new emergency response team so they would be able to have those procedures in their contract as far as utilizing them, activating them and getting them on scene. Chief Nowacki stated it was unanimously voted on by the FOP as well as approved by the City Attorney as well as the Board of Public Works.

Mrs. Voelker asked if he could give an example of when they may need to do this. Chief Nowacki stated if you had maybe a state of emergency in the city or any occasion where they were going to need to get officers in and get them in quick when they may not be having response from other officers responding to it. Chief Nowacki stated they had people who could be on call and they could be activated.

Question was called at 8:26PM for **PROPOSED ORDINANCE NO. 2022-28 Motion carried by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. DeMaegd, Mr. Hazen, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5803**

PROPOSED ORDINANCE NO. 2022-29

**AN ORDINANCE DECLARING AN EMERGENCY AND DETERMINING THE
EXPENDITURE OF ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31,
2022**

**Additional Funds – ARP Coronavirus Local Fiscal Recovery Grant – Boys and Girls Club (\$750,000.00) – Youth Service Bureau (\$375,000.00) – Troop Town (\$325,000) – Mishawaka Building Trades (\$275,000.00) – M-P-H Public Library (\$50,000.00) – The Res (\$35,000.00)
– Total (\$1,810,000.00)**

Mr. Banicki reported the Committee of Budget & Finance recommended this proposed ordinance should be adopted. This was signed by the entire committee and upon a second by Mr. Mammolenti, the motion carried.

Mr. Hixenbaugh clarified for the record that this was the companion piece to the resolution passed before in order to comply with state law, they needed to actually appropriate the money so the people that were congratulated earlier could actually receive the money.

Ben Modlin, 1202 Lincolnway, spoke in favor of **PROPOSED ORDINANCE NO. 2022-29**. Mr. Modlin stated all of these wonderful organizations would greatly benefit from the investment and he thanked the council very much.

Mr. Hixenbaugh added thanks to their Controller, Becky Maguire, who prepared the ordinance and made sure they could spend the money.

Question was called at 8:29PM for **PROPOSED ORDINANCE NO. 2022-29 Motion carried by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. DeMaegd, Mr. Hazen, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5804**

PRIVILEGE OF THE FLOOR

Mayor Wood spoke under Privilege of the Floor. Mayor Wood gave the council an update on the Ready Grant Program that Indiana made available using their ARPA funding and they provided through a competitive process \$40 million to the local RDA, their regional RDA made up of Elkhart, St. Joseph and Marshall Counties. Mayor Wood stated they began a process to seek out projects and to then go through and scrutinize them and that day it culminated in an announcement of awards, the city of Mishawaka received \$5 million for their athletic facility on the far north side. Mayor Wood stated they also received a \$200,000 award for George Wilson Park and so they were very pleased to have had their considerations taken very seriously and awarded. Mayor Wood stated they did not get a couple of other but they thought these projects here would make a big impact towards what Indiana was trying to do as far as promoting regionalism to attract people to their area. Mayor Wood concluded stating the city did pretty well that day.

Mr. Hixenbaugh thanked Mayor Wood and everyone else involved in submitting those applications and filling out the necessary forms and documentation to make it happen.

Mrs. Voelker congratulated them and stated it was a lot of hard work and was excited about the athletic fields. Mrs. Voelker also stated she was looking forward to figuring out how to make the other ones happen. Mayor Wood stated it was a big team effort and every good team had a captain and Ken Prince was the one heading the project and was heavily involved.

UNFINISHED BUSINESS

RESOLUTION R2022-17

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: 1017 EAST JEFFERSON BOULEVARD, MISHAWAKA, INDIANA.

Use Variance to allow Food Truck in the parking lot of Pilo's Body Shop – 1017 E. Jefferson Blvd.

(Petitioner Requesting Postponement)

Mr. Compton made a motion to honor the petitioner's request and Mr. Banicki seconded the motion. The matter passed unanimously and would be heard on Monday October 3rd, 2022 at the next regularly scheduled council meeting in the New City Hall building.

NEW BUSINESS

RESOLUTION NO. 2022 - 23

**A RESOLUTION OF THE COMMON COUNCIL AND CITY CLERK
OF THE CITY OF MISHAWAKA, INDIANA**

WHEREAS, the City of Mishawaka has conducted public business at the current City Hall, located at 600 East 3rd Street, Mishawaka, Indiana, since March of 1986; and

WHEREAS, the regular meeting on September 19, 2022, will represent the last time that the Common Council and City Clerk of the City of Mishawaka will conduct a Council meeting in the current City Hall before moving to the new City Hall located in downtown Mishawaka; and

WHEREAS, while the Common Council and City Clerk are excited by the prospect of better meeting the needs of the community following the move to the new City Hall, it is nevertheless appropriate to acknowledge the many contributions to the public good that have occurred in the current City Hall; and

WHEREAS, the Common Council and City Clerk appreciate the participation in Council meetings by the numerous members of the public who have appeared before the Council in the current City Hall over the course of time to exercise their rights as citizens; and

WHEREAS, the Common Council and City Clerk further wish to acknowledge the service to the citizens of Mishawaka that has been provided by the many City employees who have worked in the current City Hall over the course of time; and

WHEREAS, the Common Council and City Clerk further wish to honor the public service by every elected or appointed official who has worked diligently to promote the best interests of the community in the current City Hall over the course of time.

NOW THEREFORE, BE IT RESOLVED, by the Common Council and the City Clerk of the City of Mishawaka that heartfelt thanks are extended to all those individuals recognized above, who have played a vital role in making Mishawaka a better place to live, work, and play by virtue of their time spent in the current City Hall located at 600 East 3rd Street, Mishawaka, Indiana.

Mayor Wood spoke in favor of the resolution. Mayor Wood expressed his excitement to move into the new building, but also that it was equally sad to leave the chambers and this had been

home for them for a long, long time and his entire existence in city government. Mayor Wood stated this was a welcoming place and it was not the building that made it that, although this felt like home and it was the hundreds of public servants, elected officials and volunteers that made the building what it was. Mayor Wood stated as they moved into the future of the city of Mishawaka, he was confident that they would see their best days ahead because of the great team that made up the buildings they would occupy. Mayor Wood stated this place would always hold a special place in his heart and was glad they had a productive use for it. Mayor Wood stated this would likely be a neighborhood center in the heart of the neighborhood and once again serving kids from Mishawaka and he could not think of a better use than that. Mayor Wood stated they were sad to see it go, but they knew the life of the building would serve for generations to come hopefully in Mishawaka and on a personal note, he was honored to sit up on the dais in the past as a councilman and looked forward to the future.

Debbie Ladyga-Block, Mishawaka City Clerk, spoke in favor of the resolution. Clerk Block stated they moved into this building in March of 1986 and she was there for two weeks, employed in the City Clerk's Office for those two weeks before she left and went to private business for six years before coming back to the city in 1992. Clerk Block stated she experienced the old building and it was more than timeless but it was a great old building. Clerk Block stated she was extremely excited to move into the New City Hall with it being a state-of-the-art building and it would be her third city hall and hopefully would be a longtime city hall. Clerk Block pointed out that the little alcoves in the wall were actually for the gymnasium and cafeteria and that was where the tables for the kid's lunches were and they closed up into the alcoves and their esteemed former councilman, John Gleissner would tell many stories about the building because he also taught there in the past. Clerk Block stated there was so much history there with her office being the Principal's Office and the Mayor's Office being the Nurse's Office and when you thought about the building and of all the people who walked the halls and sat in their seats, she wanted to thank the council for doing the resolution and stated Mr. Hixenbaugh did a great job writing it and thanked all who were present that evening.

Mr. Hixenbaugh thanked Clerk Block in her assistance in putting the resolution together. Mr. Hixenbaugh stated as Mayor Wood said, it was bittersweet and he thought they were all excited for the move but there were a lot of memories there. Mr. Hixenbaugh stated he had talked to Mr. Compton about playing basketball in the gym years ago when they went to Battell Elementary School and when he practiced law, he appeared before the council a couple of times before taking office. Mr. Hixenbaugh stated there were fond memories there and the Mayor was completely correct in saying it was not about the building, but the people in it and he thought back to the Dotti Wayne's, Primo Fonte's and the John Piraccini's and the Bill Pemberton's and all who sat up there, it brought back very pleasant memories for many of them. Mr. Hixenbaugh stated his own personal trip down memory lane was reviewing the resolution that was passed in 1986 when they moved from the former city hall and it brought a little tear to his eye when he saw that his Uncle George was one of the councilmen at that point in time who signed off on that resolution so he took a little bit of family pride in being part of this. Mr. Hixenbaugh stated it was one of the great pleasures in his life to serve with all of them in the building and he looked forward to continuing to serve with them as they moved into the new facility and his hope was

that the best of what they had done there would follow them downtown to Mishawaka and that they would continue to do good work that they did each and every time they came together to represent the City of Mishawaka.

Question was called at 8:43PM for **RESOLUTION R2022-23 Motion carried by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. DeMaegd, Mr. Hazen, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Compton, Mrs. Voelker Mr. Hixenbaugh. The resolution passed 9-0.

ADJOURNMENT 8:44PM

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

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