



AGENDA

May 15, 2023

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

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

**WebEx Telephone Number: 1-408-418-9388
Meeting Number (access code): 2348 291 8595
Meeting password: KVC9nGfFN73**

**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: 23482918595@mishawaka.webex.com

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Minutes of the Regular Meeting of May 08, 2023
5. Petitions, Communications, Remonstrance and Memorial

A letter from the City Plan Commission regarding their recommendations from their May 9th meeting.

6. Report of Special Committee

7. Ordinances on First Reading

P.O No. 2023-17	Annex & Establish Zoning as C-1 General Commercial District - 15793 E. University Dr.
P.O No. 2023-18	Rezone from I-2 Heavy Light Industrial to R-1 Single Family Residential to match existing use - 2027 E. Lasalle
P.O. No. 2023-19	Transfer: MVHR to Local Bridge & Road Matching Grant Fund - \$774,648.69 AND Addition Appropriation: Local Road & Bridge Matching Grant Fund \$1,549,297.00
P.O. No. 2023-20	Amending Ordinance 5811 Civil City Salary Ordinance

8. Resolutions

R2023-10	Fiscal Plan for Annexation of 17018 State Road 23
R2023-11	Fiscal Plan for Annexation of 2014 E. McKinley Ave.
R2023-12	Amending Resolution No. 2023-03 American Rescue Plan Act

9. Ordinances on Second Reading

P.O. NO. 2023-13	Annexing and Establishing Zoning as C-1 General Commercial District - 17018 State Rd. 23 (West of 5996 State Rd. 23) (Assigned to Land Use Planning Committee) Vote Only
P.O. NO. 2023-14	Annex and Rezone portions to I-1 Light Industrial - Property East of 2014 E. McKinley (Assigned to Land Use Planning Committee) Vote Only
P.O No. 2023-16	An Ordinance Reestablishing a Cumulative Capital Development Fund (Assigned to Budget & Finance Committee)

10. Privilege of the Floor – Non-Agenda Items

11. Unfinished Business

P.O. No. 2023-10 Amending the Municipal Code Personnel Policies – Call to Active Military Duty (Assigned to Personnel Committee)
Amendment Requested

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An archived version of the livestream video can be viewed on the city of Mishawaka's Facebook page, 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

If technology is needed to present, please advise the Clerk's Office by 4:00pm the Friday before the meeting by emailing: dblock@mishawaka.in.gov or calling 574-258-1616.

Download Council Packet Link:

<file:///I:/Clerk/SUITEONE%20COUNCIL%20PACKETS/2023/Packet%2005-15-2023.pdf>

At this time, I know of no other business to come before the Council.

Deborah S. Block, IAMC, CMO, 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

May 8, 2023

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the New Mishawaka City Hall and via telephone on Monday, May 8, 2023 at 7:00PM. The meeting was called to order by Council President Gregg Hixenbaugh. All were asked to stand for the Pledge of Allegiance.

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.

Clerk Block called the roll.

Roll Call.

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

Others Present: Clerk Block, Mike Trippel, Council Attorney

Minutes for the Regular Meeting on April 24, 2023 and Special Meeting on May 3, 2023 were approved as received from the Clerk's Office.

Clerk Block read the following petitions by title.

Petition No. 2023-09 Annex & Establish Zoning as C-1 General Commercial District –
15793 E. University Dr.

Petition No. 2023-10 Rezone from I-2 Heavy Light Industrial to R-1 Single Family
Residential to match existing use – 2027 E. Lasalle

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

RESOLUTION R2023-09

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA
RESCINDING THE DEDUCTION FOR REHABILITATION OR REDEVELOPMENT
OF REAL PROPERTY IN ECONOMIC REVITALIZATION AREAS (IND. CODE § 6-
1.1-12.1 *ET SEQ.*) FOR WELLNESS PET WITH CONSENT OF THE SAME
Wellness Pet Deduction of Real Property Tax Abatement**

Mr. Hixenbaugh noted for clarification for the public, that the resolution itself referenced that Wellness Pet was aware of that evening's proceedings and that they had consented to the rescission of the deductions for new manufacturing equipment for real property and taxes related there too. Mr. Hixenbaugh stated two things at a time could be true at one time in life and Wellness Pet clearly was a good corporate citizen and they employed a significant number of people in Mishawaka. Mr. Hixenbaugh stated by the same token, they had not lived up to their commitments with regard to the two tax abatements so in his opinion, it was appropriate to take the action to approve the resolution in question in order to finalize the rescindment of their tax abatements. Mr. Hixenbaugh stated certainly, he thought as a community it was in their best interest to be open to future partnership opportunities with Wellness Pet but he also thought it was important that they continued to seek to hold them accountable for the commitments that they had made, now two times with regard to two separate tax abatements with regard to odor control. Mr. Hixenbaugh stated they had installed the equipment and had made the investment and they had not fully invested as they planned, but he would call on the administration and the council to continue to keep their eye on it and take any actions that were available to them under Indiana law to address the odor issue on behalf of that neighborhood and the quality of life.

Question was called for at 7:06PM for **RESOLUTION R2023-09 Motion carried by unanimous roll call vote (summary: Yes = 9).**

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

Mr. Hixenbaugh stated for the record that passage of the resolution had the effect of rescinding the two tax abatements that were granted in 2021 for Wellness Pet moving forward.

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

PROPOSED ORDINANCE NO. 2023-13

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

**Annexing and Establishing Zoning as C-1 General Commercial District – 17018 State Rd.
23 (West of 5996 State Rd. 23)
Public Hearing – No Vote**

Tim McCollough, McCollough Scholten Construction 2112 Aeroplex Drive Elkhart, IN, spoke in favor of **PROPOSED ORDINANCE NO. 2023-13**. Mr. McCollough stated the reason for the rezoning was strictly for future commercial development. Mr. McCollough stated as they knew, the corridor was pretty good for commercial and currently, there were no plans for construction on the lot.

The public hearing on **PROPOSED ORDINANCE NO. 2023-13** was closed at 7:09PM. Mr. Hixenbaugh stated pursuant to state law, no vote would be taken that evening but a vote would be taken on the proposed ordinance at a subsequent council meeting.

PROPOSED ORDINANCE NO. 2023-14

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.

Annex and Rezone portions to I-1 Light Industrial – Property East of 2014 E. McKinley Public Hearing – No Vote

Steve Ruby, Abonmarche, spoke in favor of **PROPOSED ORDINANCE NO. 2023-14**. Mr. Ruby stated he was representing the petitioner, Zolman Tire, on this facility. Mr. Ruby stated they were looking to annex this portion of the property as well as rezoning to light industrial to allow for future use. Mr. Ruby stated they were asking for their consideration.

Mr. Banicki stated he noticed that the property at that point was just all stone and asked if he could elaborate a little bit on exactly what was going on there since they had not approved anything. Mr. Ruby stated what had happened with this was the owner of the property, Zolman Tire, had with good intention cut down and cleaned up the property site, removed some houses that were there over the past 10 years or so and with good intention, he had come out and had some of the trees removed, put gravel down to park some trucks they had on the site and those trucks had been parked there for quite some time prior to that but by opening the view into the site, it exposed the development or improvements to the property. Mr. Ruby stated unbeknownst to them, they were in violation of the ordinance and therefore, received letters from both county as well as the City of Mishawaka to say that he was in non-compliance. Mr. Ruby stated as an attempt to get it into compliance, they were now going through the process to annex this into Mishawaka as well as develop the site to the standards in which were set forth for the city ordinances. Mr. Ruby stated it was essentially correcting the problem he unknowingly created by trying to improve the property. Mr. Banicki stated he thought part of the proposal for this was to allow this for up to five years. Mr. Ruby stated that was correct and some of the improvements would improve a portion of the parking area that was there into a hard asphalt parking lot. Mr. Ruby stated he had plans to introduce a future building for his business operations within five years, therefore the time limit of five years that were set forth with the intention of building out a new facility existed. Mr. Ruby stated he did not want to put down a bunch of asphalt and then remove it within five years since that obviously was a short lifespan for that so it was kind of a hardship with regards to creating that improved surface for the entire lot. Mr. Banicki stated so what they were proposing was just parking for semis and trailers there. Mr. Ruby stated that was correct. Mr. Banicki stated when he looked at the pictures, it showed cars all over there and he was by there that day and there was more than a dozen cars parked there. Mr. Ruby stated it was part of the improvements that would allow for that parking to take place with the cars but it was part of the business operations adjacent to his current facility so obviously there was some overflow there but they were trying to improve that so it was a hard surface that met the ordinance standards. Mr. Banicki asked if part of it would be improved now or if it was five

years out. Mr. Ruby stated yes, part of it would be improved now and then the remaining part of that was aggregate where they would park the truck operation trailers that they currently had on site. Mr. Ruby stated as the business owner, he owned two facilities to the west with one dealing with semi-truck trailers and repairs and the other was car and automotive tire changing, oil and those type of things. Mr. Ruby stated with this, it was just to allow for that parking of the trailers and a few overflow pieces of the parking. Mr. Banicki stated for the zoning, they were looking at I-1 light industrial and when he thought about automotive or truck, it was more in the automotive classification. Mr. Ruby stated it would be a special use exception for this use and the special use exception also applied to the current industrial facility. Mr. Banicki asked if it was not as if they were going to be making anything there, because when he thought of industrial that was what he envisioned going on. Mr. Ruby stated that was correct and he was not quite sure of the history of the project site and it how was involved in his previous operation but it was zoned industrial with a special use at that time and they were just wishing to carry that over to allow for the automobile use within the industrial district.

Mrs. Voelker asked to clarify if the cars that were being parked there would not be parked on the asphalt and be parked on the lawn. Mr. Ruby stated no and those would be parked on the asphalt from what he had been told. Mrs. Voelker asked then if any vehicle that was being stored there temporarily would be on the hard surface. Mr. Ruby stated yes, with exception of the trailer for the semi-truck operation and what happened was they would have semi-trucks come to the facility to get repairs done and maybe a trucker that was on the road and they didn't have room for the trailer in the facility next door. Mr. Ruby stated so they would detach the trailer, park it there, bring the trucks in for service and then remove. Mrs. Voelker asked if those would not be on the hard surface and be on the gravel. Mr. Ruby stated yes, they would not be on the hard surface and be on the gravel and the long-term plan was that the site would be a semi-truck service facility to cater to that market.

Mrs. Voelker asked if the development did not happen within five years if the variance went away. Mr. Ruby stated that was correct and with the stipulation of the allowed use in the ordinance in changed that over, if the business did not come within five years, it was being asked that it be restored to the natural vegetative state in which it was originally at and that was part of the request.

The public hearing on **PROPOSED ORDINANCE NO. 2023-14** was closed at 7:16PM. Mr. Hixenbaugh stated pursuant to state law, no vote would be taken that evening but a vote would be taken on the proposed ordinance at a subsequent council meeting.

PROPOSED ORDINANCE NO. 2023-15

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

Rezone from C-1 General Commercial to R-1 Single Family Residential – 2009 W. Sixth St.

Mr. Mammolenti reported the Committee of Land Use Planning recommended this proposed ordinance should be adopted. Upon a second by Mr. Banicki, the motion carried.

Jessica Booker, 2009 W. 6th Street, spoke in favor of **PROPOSED ORDINANCE NO. 2023-15**. Mrs. Booker stated she was requesting rezone property at 2009 W. 6th Street from general commercial to single family residential district.

Mr. Hixenbaugh asked for the record if she lived at this address. Mrs. Booker stated yes.

Mrs. Voelker asked if she was requesting this change so she could refinance her home and it would make it easier for her to live there. Mrs. Booker stated yes to both of the questions and stated it was currently commercial. Mrs. Voelker thanked her.

Mr. Emmons asked if her intention was to live there and not rent it. Mrs. Booker stated that was correct.

Question was called for at 7:20PM for **PROPOSED ORDINANCE NO. 2023-15 Motion carried by unanimous roll call vote (summary: Yes = 9).**

Yes: Mr. Hazen, Mr. Bellovich, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mrs. DeMaegd, Mr. Compton, Mrs. Voelker, Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5837**.

NEW BUSINESS

Mr. Emmons announced that there would be no West End Neighborhood meeting on the third Thursday was cancelled for the month of May, as he would be out of town and they would resume their meeting in June on the third Thursday with Peter DeKever talking about the history of Mishawaka. Mr. Emmons stated everyone was invited to the June meeting and as usual, refreshments would be served from West End Bakery.

Mrs. Voelker announced for third Thursdays in the month of May, the Mishawaka Historic Preservation Commission, in keeping with the theme of Bike the Mish, they would be hosting a contest that would ask people to visit historic sites in Mishawaka, take a photo of themselves at the site, upload it to social media and they would have a chance to win a framed piece of the Main Junior High floor or a gift card to Vinyl Table and Tap. Mrs. Voelker stated if anyone was participating in Third Thursdays in downtown Mishawaka, they would love to have them participate in the Historic Preservation Commission contest and May was also Historic Preservation Month so they would see signs posted for that as well.

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 PLANNING AND COMMUNITY DEVELOPMENT
Kenneth B. Prince, ASLA, AICP, Executive Director

May 10, 2023

Deborah S. Block, AMC, MMC

MAY 11 2023

City Clerk
Mishawaka, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
May 9, 2023, Public Hearing

Honorable Members:

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

PETITION #23-09 A petition by Cass Road LLC requesting to annex and rezone property at **15793 E University Drive** to C-1 General Commercial District

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

PETITION #23-10 A petition by Michael Reaves requesting to rezone property at **2027 E LaSalle** from I - 2 Heavy Industrial District to R-1 Single Family Residential District.

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

Respectfully,

Christa Hill, Senior Planner
Interim Secretary, Plan Commission

STAFF REPORT

Location: 15793 E University Drive

Date: May 9, 2023

Petition: 23- 09

Prepared By: CH

GENERAL INFORMATION

Applicant: Cass Road LLC/Nifong Realty

Status: Property Owner / Contingent Purchaser & Developer

Request: To annex property and establish zoning as C-1 General Commercial District

Existing Zoning: Unincorporated St. Joseph County (R Single Family District)

Proposed Zoning: C-1 General Commercial District

Lot Size: Approximately 5.05 acres (including the University Drive right-of-way)

Applicable Regulations: Section 137-300 to 137-303 / C-1 General Commercial District &
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: R-3 Multi-Family Residential (Spring Lake apartments)
South: C-2 Shopping Center Commercial (University Commons)
East: R-1 Single Family Residential (Granger Community Church)
West: Unincorporated St. Joseph County – R Single Family (house)

Thoroughfare: East University Drive

School District: Penn-Harris-Madison

Township: Harris

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

Comprehensive Plan: This area was not included in the boundary of the Mishawaka 2000 Comprehensive Plan, but is immediately adjacent to property designated at Service Commercial.

ANALYSIS**Proposal:**

The applicant is proposing to annex and establish C-1 General Commercial District zoning for an undeveloped property just to the west of Granger Community Church's property.

The 5.05 acre site, currently known at 15793 E University Drive (Parcel ID 71-04-27-103-007.000-011), is located on the north side of East University Drive, east of North Main Street. The parcel has 333' of frontage on East University Drive, and is vacant wooded property.

The applicant is requesting a zoning classification of C-1 General Commercial District which allows a variety of retail, office, and service uses. A preliminary site plans shows a two-tenant building and associated parking. With the C-1 District, a maximum of two tenants per building are permitted. There is no landscaping or drainage shown.

If the proposed rezoning and annexation request is approved, a detailed final site plan must be submitted to address all the applicable zoning (height, area, and development regulations), utility (sanitary sewer, water, storm water drainage, electric, gas, etc.), landscaping/screening, grading, erosion control, and any other required improvements, prior to any permits being issued. Electric, Engineering, and Planning have provided comments to help with the development of said site plan. Some hurdles include Lashbaugh Ditch, existing water, sewer, and electric utilities crossing the site, elevation changes and the location of access points. A subdivision plat will be required to dedicate right of way and establish easements.

Annexation:

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. Having three sides contingent to the existing City boundary, approximately 1,332 feet, or 66%, of the total 1,998 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 on the north side of East University Drive, approximately 1,000' east of North Main Street, and is bordered to the north Spring Lake Apartments; to the west by a single-family house located within unincorporated St. Joseph County; to the south University Commons shopping center; and to the east by Granger Community Church. The University Drive corridor between Grape Road and Fir Road includes a variety of commercial uses, with a church and multi-family development.

Zoning Change:

Staff believes that the proposed zoning of this property to the C-1 General Commercial District is appropriate given the primarily commercial uses along University Drive and recent mixed-use commercial and residential development proposed at the northeast corner of North Main Street and East University Drive. This helps to fill a gap in the City Boundary.

Transportation/Roads:

According to the latest available traffic counts, there were 15,114 annual average daily trips (AADT) (September 2021) along East University Drive, east of Main Street. The counts at this location have increased steadily over the past 20 years ranging from a low of 9,543 AADT (July 2009) to a high of 15,270 AADT (October 2018). The University Commons shopping center was built in 2002. With the existing commercial development in the northern Mishawaka and Granger areas, it is anticipated that traffic volumes will remain relatively consistent 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 show any planned added travel lanes along the University Drive corridor. University Drive is currently a four-lane road between Grape Road and Fir Road with dedicated turn lanes at the signalized intersections.

All pertinent City Departments have reviewed and approved the request for annexation and zoning with the Planning, Engineering, and Electric Departments making comments pertaining to the eventual development of the site.

RECOMMENDATION

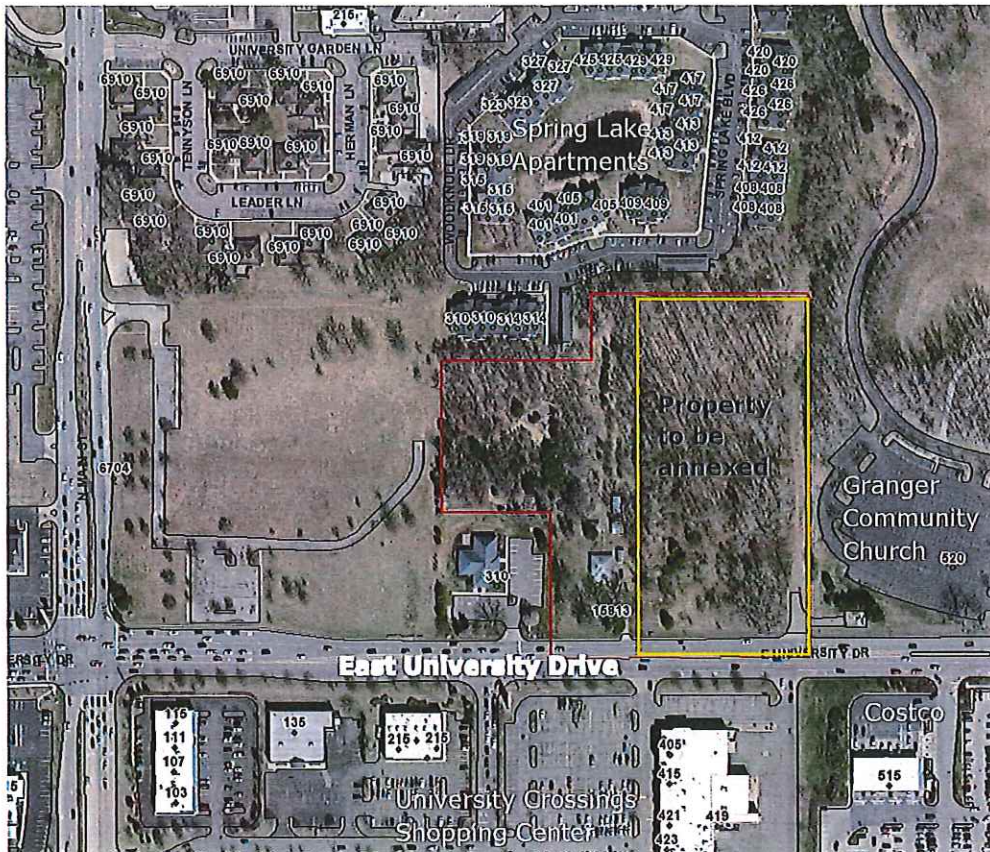
Staff recommends in **favor** of Petition 23-09 to annex and establish zoning as C-1 General Commercial District for property located on the north side of East University Drive, east of North Main Street (15793 E University Dr.).

This recommendation is based on the following Findings of Fact:

1. Existing Conditions – The subject property is located along a heavily travelled section of East University Drive serving as a commercial corridor. Traffic volumes in the immediate vicinity are expected to remain consistent due to the existing commercial development along the road. The property, which is vacant/wooded, is adjacent to multi-family on the north, a church on the east; a single-family house within unincorporated St. Joseph County on the west; and a shopping center across East University Drive on the south.
2. Character of Buildings in the Area – The character of buildings and land uses located along the University Drive corridor between Grape Road and Fir Road include mainly commercial land uses.
3. The most desirable/highest and best use – Because of the property's location along a heavily travelled commercial corridor, the most desirable use for the property is commercial. As a pocket of unincorporated land, the highest and best use would be to develop it in the City like the surrounding property.
4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. When the property is ready to be developed, a detailed final site plan for the development must be submitted to address all the applicable regulations, which would require screening of any residential properties.
5. Comprehensive Plan – This property is on the edge of the Mishawaka 2000 Comprehensive Plan, identified as service commercial, which was completed before most of the development along East University Drive, so is still reasonably consistent with the adjacent land uses.

ATTACHMENTS

Aerial Map, Photographs, Rezoning & Annexation Petition, Preliminary Site Plan, and Location Map





A view due north from University Crossings Shopping Center



A view northwest of the neighboring property including veterinarian office



A view northeast from University Crossings Shopping Center of the lift station



A view west from Granger Community Church parking lot

3/28/23

TO THE:

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

PET 23-09
Received
APR 11 2023
Planning and
Community Development

RE: Petition for Annexation and Zoning Classification

The undersigned as agent for Cass Road, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

APN/Parcel ID(s): 71-04-27-103-007.000-011

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 38 NORTH,
RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS
DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER
OF SAID SECTION WHICH IS SOUTH 00 DEGREES 19 MINUTES 07 SECONDS EAST,
662.17 FEET, MORE OR
LESS, AND NORTH 89 DEGREES 23 MINUTES 52 SECONDS EAST, 1328.17 FEET, MORE
OR LESS, FROM A
BRASS PLUG MARKING THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH
00 DEGREES 19
MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 660.00 FEET, MORE OR LESS, TO
THE SOUTH LINE OF
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND
THE CENTERLINE OF
CASS ROAD; THENCE SOUTH 89 DEGREES 26 MINUTES 49 SECONDS WEST ALONG
SAID SOUTH LINE AND
CENTERLINE, 333.00 FEET, MORE OR LESS; THENCE NORTH 00 DEGREES 19 MINUTES
07 SECONDS WEST,
660.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 26 MINUTES 49 SECONDS
EAST, 333.00 FEET,
MORE OR LESS, TO THE POINT OF BEGINNING.

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is
located in Indiana and that Petitioners desire the same to be annexed to the City of
Mishawaka, Indiana, with a Commercial C1 District. Petitioners further state they

intend to utilize said land for a retail development consisting of one building to accommodate two retail tenants.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s). 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 Commercial C2 Zoning Classification.

Signed: 

Cass Road, LLC
Thomas G. Horka, Managing Member
131 South Taylor Street
South Bend, IN 46601
TELEPHONE NUMBER
thomashorka@smail.com

Copy To:

Dave Holzem

Nifong Realty

895 Lombardi Ave.

Green Bay, WI 54304

djh@nifongrealty.com

920-432-7300



April 5, 2023

Christa Hill
Senior Planner
City of Mishawaka
Planning and Community Development
100 Lincolnway West
Mishawaka, IN 46544

Regarding University Drive rezoning application

Hello Christa,

As per our phone conversation today, I have enclosed 12 stamps for the envelopes.

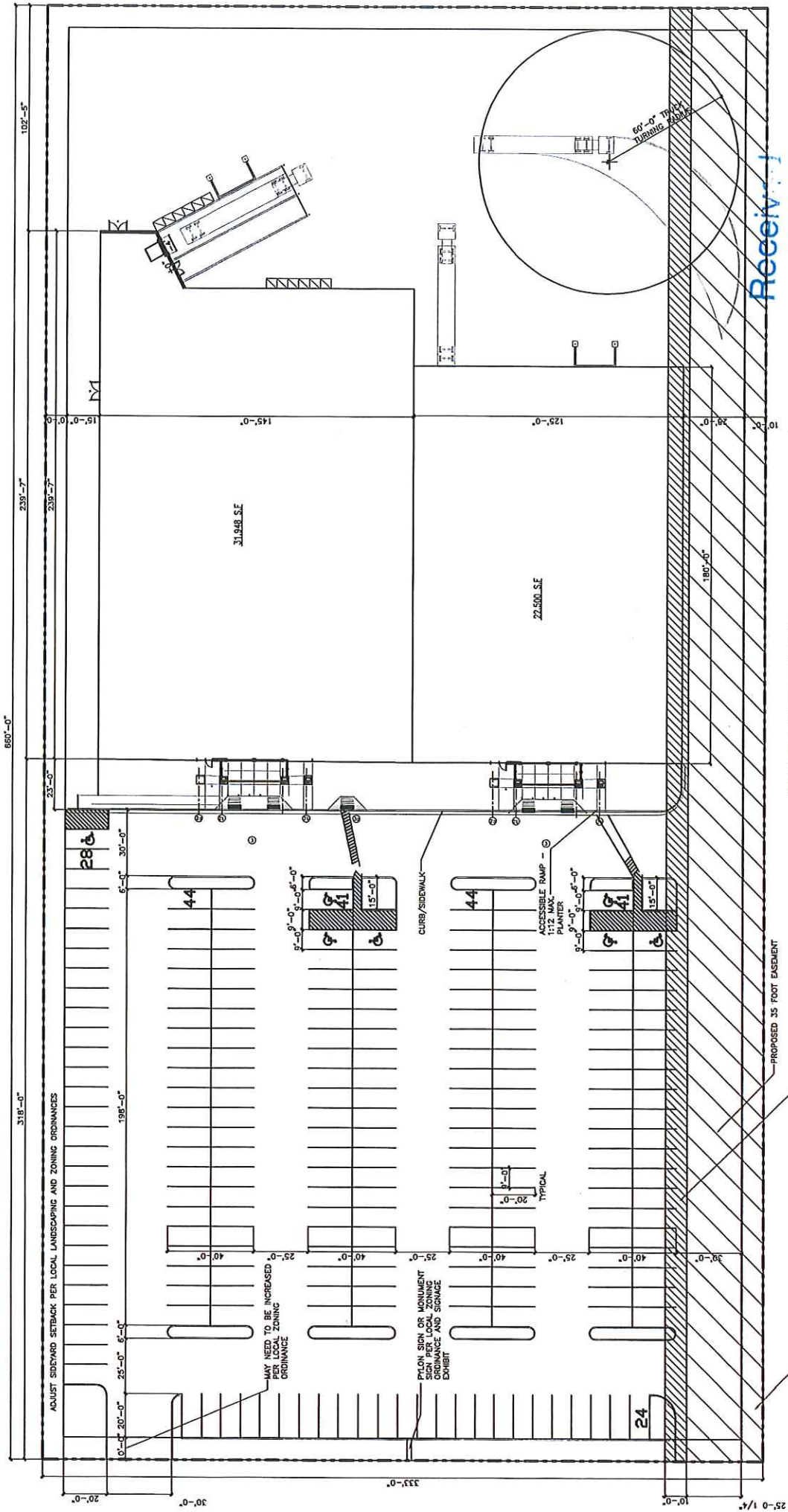
I would also like to change our request to C1 commercial zoning. We designed the site per C1 guidelines but inadvertently requested C2 commercial.

If you have any questions, feel free to call

A handwritten signature in black ink, appearing to read "Dave Holzem", with a long horizontal flourish extending to the right.

Dave Holzem
Nifong Realty
920-432-7300
djh@nifongrealty.com

Nifong Realty, Inc
Real Estate Development, Leasing-Sales, Property Management
895 Lombardi Avenue, Green Bay, WI 54304
920-432-7300
djh@nifongrealty.com



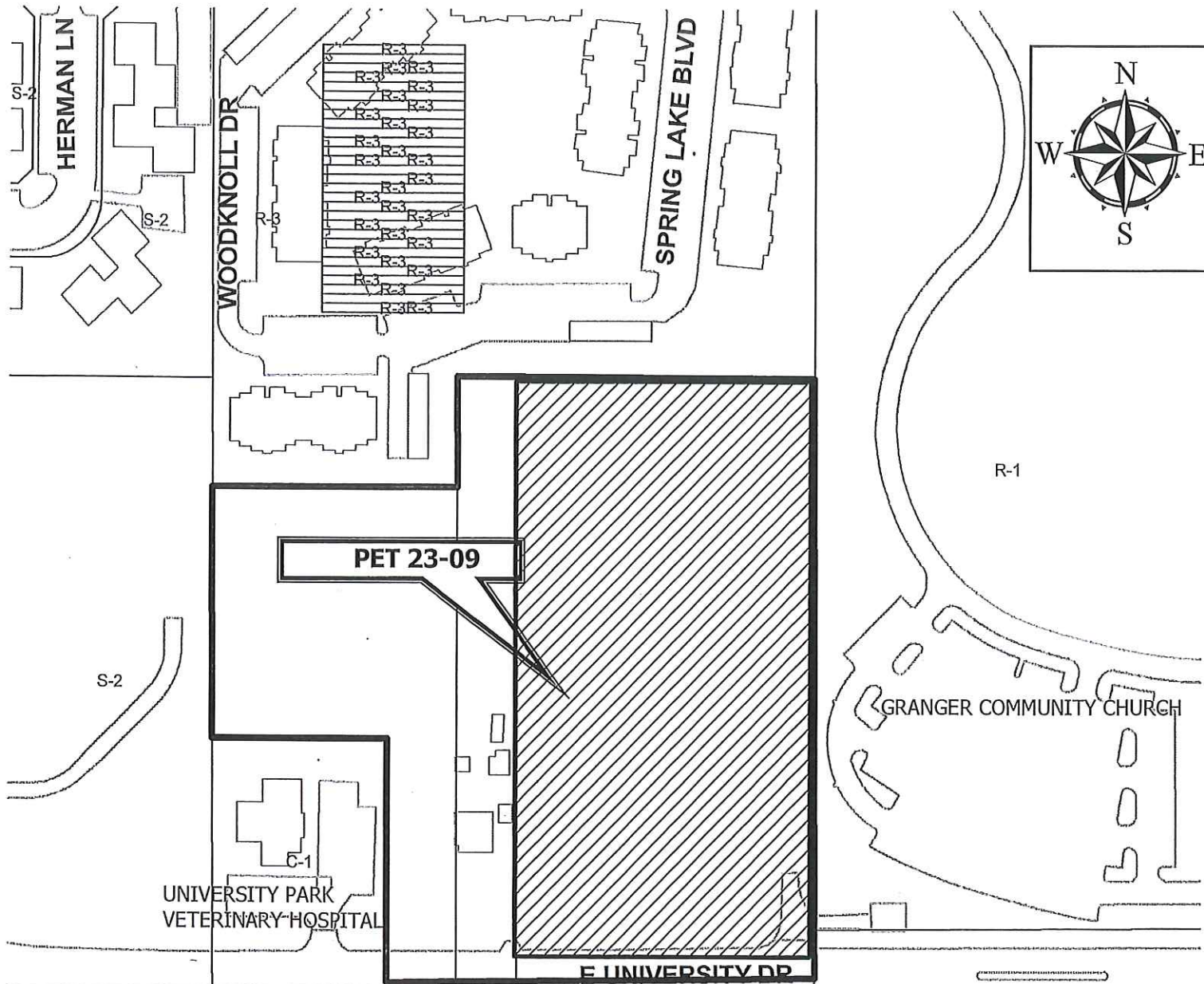
TOTAL MINIMUM SITE AREA: 5.05 ACRES
 ACCESSIBLE PARKING STALLS: 7
 REGULAR PARKING STALLS: 215
 TOTAL PARKING STALLS: 222
 TOTAL PARKING AT 4/1000SF: 216

Planning and
Community Development

PET 23-09

APR 11 2023

Received



Location Map

PET 23-09

OWNER: CASS ROAD LLC

ADDRESS: 15793 E UNIVERSITY DR

ANNEX PROPERTY INTO
THE CITY OF MISHAWAKA
AND ESTABLISH ZONING AS
C-1 GENERAL COMMERCIAL DISTRICT

COSTCO

S-2

S-2

STAFF REPORT

Location: 2027 E. LaSalle Ave.

Date: May 9, 2023

Petition: 23 10

Prepared By: SA

GENERAL INFORMATION

Applicant: Michael A. Reaves

Status: Property Owner

Request: Rezone from I-2 Heavy Industrial District to R-1 Single Family Residential

Zoning Classification: I-2 Heavy Industrial District

Lot Size: 80' x 260'/0.48 Acres

Applicable Regulations: Sec. 137-164 Residential R-1 District; Sec. 137-40 Plan Commission; & Sec. 137-41 Amendment to Zoning Ordinance and Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential District
South: I-2 Heavy Industrial District (Industrial)
East: I-2 Heavy Industrial District (Residential)
West: I-2 Heavy Industrial District (Residential)

Thoroughfare: East LaSalle Avenue between North Home Street and Elder Road

School District: Penn-Harris-Madison School District

Public Utilities: Available

Comprehensive Plan: Industrial

ANALYSIS

The Petitioner, Michael Reaves, is requesting to rezone 2027 E. LaSalle Avenue from I-2 Heavy Industrial District to R-1 Single Family Residential. The property is located between North Home Street and Elder Road. Homes located across the street are zoned R-1 Single Family Residential and homes not already rezoned R-1 on the south side of East LaSalle Avenue are zoned I-2 Heavy Industrial. There are industrial uses located behind the home.

The Petitioner is also requesting an appeal for an oversized garage addition and it needs proper R-1 zoning. Prior to the 1980's residential uses were permitted in industrial zoned districts. Around 1986 the Zoning Ordinance was amended to prohibit residential uses in certain districts. Originally constructed in 1959 as a private residence, the home historically has remained residential in its use.

Pertinent City Departments have reviewed and approved the request.

RECOMMENDATION

The Planning Department recommends **approval** of Petition 23-10 to rezone 2027 East LaSalle Avenue from I-2 Heavy Industrial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:

1. There are industrial uses south of the property, but the neighborhood surrounding the property to the north, west, and east are used as single family dwellings, and its historic use as a single family dwelling would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as an industrial project, staff feels that the most desirable use for this property is its historical single-family use;
3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;
4. As opposed to the range of potential industrial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for industrial use, however, its historic use as a single family home is compatible and consistent with the historic residential uses in the area.

ATTACHMENTS

AERIAL, PHOTOGRAPHS, PETITION, LOCATION MAP



Aerial



House at 2027 E. LaSalle Ave.



House on the north side of E. LaSalle Ave.

DATE: 04/06/2023

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

PET 23-10
Received

APR 11 2023

Planning and
Community Development

RE: PETITION TO REZONE

The undersigned Michael A Reaves respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Lot 108 Citizens Home Co Mckinley Hy Plat
2027 East Lasalle Ave Mishawaka Indiana 46545

Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of I-2 Heavy Industrial District. Said property is (*State the existing use of the real estate*).

Petitioner(s) desire said real estate to be rezoned to R-1 Single Family District. Michael A Reaves Petitioner(s) further state that they intend to utilize said land for Residential single-family dwelling on a platted lot with outbuilding(s) for storage of personal family assets. We would like to add-on to our existing outbuilding to store classic cars.

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



Michael A Reaves

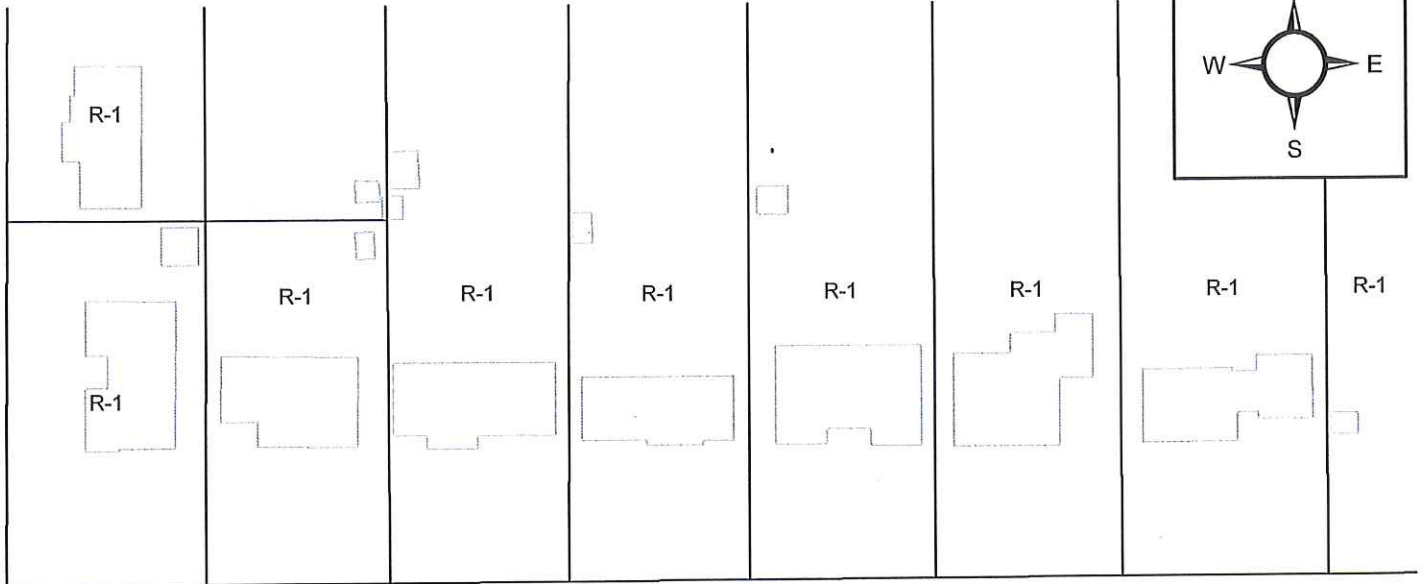
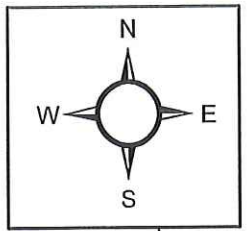
CONTACT PERSON:

NAME MICHAEL A REAVES

ADDRESS 2027 EAST LASALLE AVE MISHAWAKA INDIANA 46545

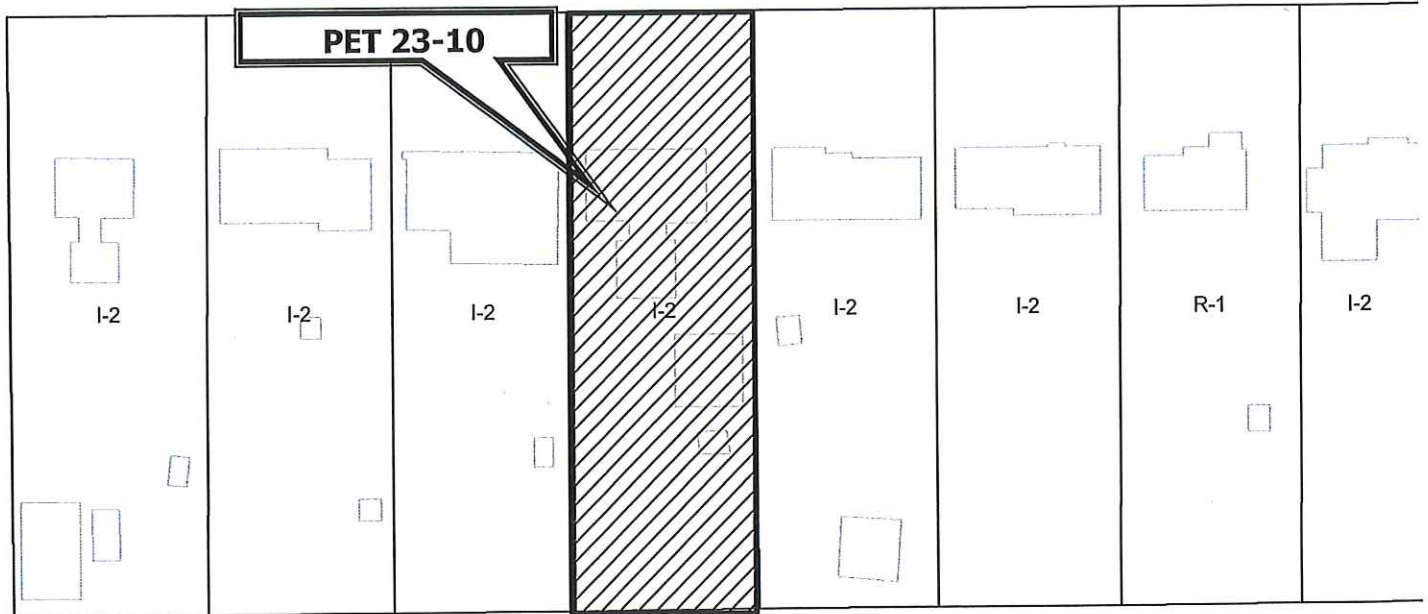
PHONE NUMBER 574-250-0590

EMAIL CORRENIA.HOUGHTON@KGPCO.COM



E LASALLE AVE

N HOME ST



Location Map

PET 23-10

OWNER: MICHAEL A REAVES

LOCATION: 2027 E LASALLE

REZONE PROPERTY FROM
I-2 HEAVY INDUSTRIAL TO
R-1 SINGLE FAMILY RESIDENTIAL
TO MATCH EXISTING USE

I-2

PETITION #23-09

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2023-17

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:

APN/Parcel ID(s): 71-04-27-103-007.000-011

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER

OF SAID SECTION WHICH IS SOUTH 00 DEGREES 19 MINUTES 07 SECONDS EAST, 662.17 FEET, MORE OR

LESS, AND NORTH 89 DEGREES 23 MINUTES 52 SECONDS EAST, 1328.17 FEET, MORE OR LESS, FROM A

BRASS PLUG MARKING THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 19

MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 660.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND THE CENTERLINE OF

CASS ROAD (now E University Drive); THENCE SOUTH 89 DEGREES 26 MINUTES 49 SECONDS WEST ALONG SAID SOUTH LINE AND

CENTERLINE, 333.00 FEET, MORE OR LESS; THENCE NORTH 00 DEGREES 19 MINUTES 07 SECONDS WEST,

660.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 26 MINUTES 49 SECONDS EAST, 333.00 FEET,

MORE OR LESS, TO THE POINT OF BEGINNING.

COMMON ADDRESS: 15793 E University Dr

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

Proposed Ordinance No. 2023-17

Ordinance No. _____

of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District.

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

1. Existing Conditions – The subject property is located along a heavily travelled section of East University Drive serving as a commercial corridor. Traffic volumes in the immediate vicinity are expected to remain consistent due to the existing commercial development along the road. The property, which is vacant/wooded, is adjacent to multi-family on the north, a church on the east; a single-family house within unincorporated St. Joseph County on the west; and a shopping center across East University Drive on the south.
2. Character of Buildings in the Area – The character of buildings and land uses located along the University Drive corridor between Grape Road and Fir Road include mainly commercial land uses.
3. The most desirable/highest and best use – Because of the property's location along a heavily travelled commercial corridor, the most desirable use for the property is commercial. As a pocket of unincorporated land, the highest and best use would be to develop it in the City like the surrounding property.
4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. When the property is ready to be developed, a detailed final site plan for the development must be submitted to address all the applicable regulations, which would require screening of any residential properties.
5. Comprehensive Plan – This property is on the edge of the Mishawaka 2000 Comprehensive Plan, identified as service commercial, which was completed before most of the development along East University Drive, so is still reasonably consistent with the adjacent land uses.

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 _____, 2023, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

Proposed Ordinance No. 2023-17

Ordinance No. _____

APPROVED by me this _____ day of _____, 2023, at _____ o'clock
_____.M.

David A. Wood, Mayor

STAFF REPORT

Location: 15793 E University Drive

Date: May 9, 2023

Petition: 23- 09

Prepared By: CH

GENERAL INFORMATION

Applicant: Cass Road LLC/Nifong Realty

Status: Property Owner / Contingent Purchaser & Developer

Request: To annex property and establish zoning as C-1 General Commercial District

Existing Zoning: Unincorporated St. Joseph County (R Single Family District)

Proposed Zoning: C-1 General Commercial District

Lot Size: Approximately 5.05 acres (including the University Drive right-of-way)

Applicable Regulations: Section 137-300 to 137-303 / C-1 General Commercial District &
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: R-3 Multi-Family Residential (Spring Lake apartments)
South: C-2 Shopping Center Commercial (University Commons)
East: R-1 Single Family Residential (Granger Community Church)
West: Unincorporated St. Joseph County – R Single Family (house)

Thoroughfare: East University Drive

School District: Penn-Harris-Madison

Township: Harris

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

Comprehensive Plan: This area was not included in the boundary of the Mishawaka 2000 Comprehensive Plan, but is immediately adjacent to property designated at Service Commercial.

ANALYSIS**Proposal:**

The applicant is proposing to annex and establish C-1 General Commercial District zoning for an undeveloped property just to the west of Granger Community Church's property.

The 5.05 acre site, currently known at 15793 E University Drive (Parcel ID 71-04-27-103-007.000-011), is located on the north side of East University Drive, east of North Main Street. The parcel has 333' of frontage on East University Drive, and is vacant wooded property.

The applicant is requesting a zoning classification of C-1 General Commercial District which allows a variety of retail, office, and service uses. A preliminary site plans shows a two-tenant building and associated parking. With the C-1 District, a maximum of two tenants per building are permitted. There is no landscaping or drainage shown.

If the proposed rezoning and annexation request is approved, a detailed final site plan must be submitted to address all the applicable zoning (height, area, and development regulations), utility (sanitary sewer, water, storm water drainage, electric, gas, etc.), landscaping/screening, grading, erosion control, and any other required improvements, prior to any permits being issued. Electric, Engineering, and Planning have provided comments to help with the development of said site plan. Some hurdles include Lashbaugh Ditch, existing water, sewer, and electric utilities crossing the site, elevation changes and the location of access points. A subdivision plat will be required to dedicate right of way and establish easements.

Annexation:

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. Having three sides contingent to the existing City boundary, approximately 1,332 feet, or 66%, of the total 1,998 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 on the north side of East University Drive, approximately 1,000' east of North Main Street, and is bordered to the north Spring Lake Apartments; to the west by a single-family house located within unincorporated St. Joseph County; to the south University Commons shopping center; and to the east by Granger Community Church. The University Drive corridor between Grape Road and Fir Road includes a variety of commercial uses, with a church and multi-family development.

Zoning Change:

Staff believes that the proposed zoning of this property to the C-1 General Commercial District is appropriate given the primarily commercial uses along University Drive and recent mixed-use commercial and residential development proposed at the northeast corner of North Main Street and East University Drive. This helps to fill a gap in the City Boundary.

Transportation/Roads:

According to the latest available traffic counts, there were 15,114 annual average daily trips (AADT) (September 2021) along East University Drive, east of Main Street. The counts at this location have increased steadily over the past 20 years ranging from a low of 9,543 AADT (July 2009) to a high of 15,270 AADT (October 2018). The University Commons shopping center was built in 2002. With the existing commercial development in the northern Mishawaka and Granger areas, it is anticipated that traffic volumes will remain relatively consistent 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 show any planned added travel lanes along the University Drive corridor. University Drive is currently a four-lane road between Grape Road and Fir Road with dedicated turn lanes at the signalized intersections.

All pertinent City Departments have reviewed and approved the request for annexation and zoning with the Planning, Engineering, and Electric Departments making comments pertaining to the eventual development of the site.

RECOMMENDATION

Staff recommends in **favor** of Petition 23-09 to annex and establish zoning as C-1 General Commercial District for property located on the north side of East University Drive, east of North Main Street (15793 E University Dr.).

This recommendation is based on the following Findings of Fact:

1. Existing Conditions – The subject property is located along a heavily travelled section of East University Drive serving as a commercial corridor. Traffic volumes in the immediate vicinity are expected to remain consistent due to the existing commercial development along the road. The property, which is vacant/wooded, is adjacent to multi-family on the north, a church on the east; a single-family house within unincorporated St. Joseph County on the west; and a shopping center across East University Drive on the south.
2. Character of Buildings in the Area – The character of buildings and land uses located along the University Drive corridor between Grape Road and Fir Road include mainly commercial land uses.
3. The most desirable/highest and best use – Because of the property's location along a heavily travelled commercial corridor, the most desirable use for the property is commercial. As a pocket of unincorporated land, the highest and best use would be to develop it in the City like the surrounding property.
4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. When the property is ready to be developed, a detailed final site plan for the development must be submitted to address all the applicable regulations, which would require screening of any residential properties.
5. Comprehensive Plan – This property is on the edge of the Mishawaka 2000 Comprehensive Plan, identified as service commercial, which was completed before most of the development along East University Drive, so is still reasonably consistent with the adjacent land uses.

ATTACHMENTS

Aerial Map, Photographs, Rezoning & Annexation Petition, Preliminary Site Plan, and Location Map





A view due north from University Crossings Shopping Center



A view northwest of the neighboring property including veterinarian office



A view northeast from University Crossings Shopping Center of the lift station



A view west from Granger Community Church parking lot

3/28/23

TO THE:

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

PET 23-09
Received
APR 11 2023
Planning and
Community Development

RE: Petition for Annexation and Zoning Classification

The undersigned as agent for Cass Road, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

APN/Parcel ID(s): 71-04-27-103-007.000-011

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 38 NORTH,
RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA WHICH IS
DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER
OF SAID SECTION WHICH IS SOUTH 00 DEGREES 19 MINUTES 07 SECONDS EAST,
662.17 FEET, MORE OR
LESS, AND NORTH 89 DEGREES 23 MINUTES 52 SECONDS EAST, 1328.17 FEET, MORE
OR LESS, FROM A
BRASS PLUG MARKING THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH
00 DEGREES 19
MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 660.00 FEET, MORE OR LESS, TO
THE SOUTH LINE OF
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND
THE CENTERLINE OF
CASS ROAD; THENCE SOUTH 89 DEGREES 26 MINUTES 49 SECONDS WEST ALONG
SAID SOUTH LINE AND
CENTERLINE, 333.00 FEET, MORE OR LESS; THENCE NORTH 00 DEGREES 19 MINUTES
07 SECONDS WEST,
660.00 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 26 MINUTES 49 SECONDS
EAST, 333.00 FEET,
MORE OR LESS, TO THE POINT OF BEGINNING.

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located in Indiana and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a Commercial C1 District. Petitioners further state they

intend to utilize said land for a retail development consisting of one building to accommodate two retail tenants.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s). 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 Commercial C2 Zoning Classification.

Signed: 

Cass Road, LLC
Thomas G. Horka, Managing Member
131 South Taylor Street
South Bend, IN 46601
TELEPHONE NUMBER
thomashorka@smail.com

Copy To:

Dave Holzem

Nifong Realty

895 Lombardi Ave.

Green Bay, WI 54304

djh@nifongrealty.com

920-432-7300



April 5, 2023

Christa Hill
Senior Planner
City of Mishawaka
Planning and Community Development
100 Lincolnway West
Mishawaka, IN 46544

Regarding University Drive rezoning application

Hello Christa,

As per our phone conversation today, I have enclosed 12 stamps for the envelopes.

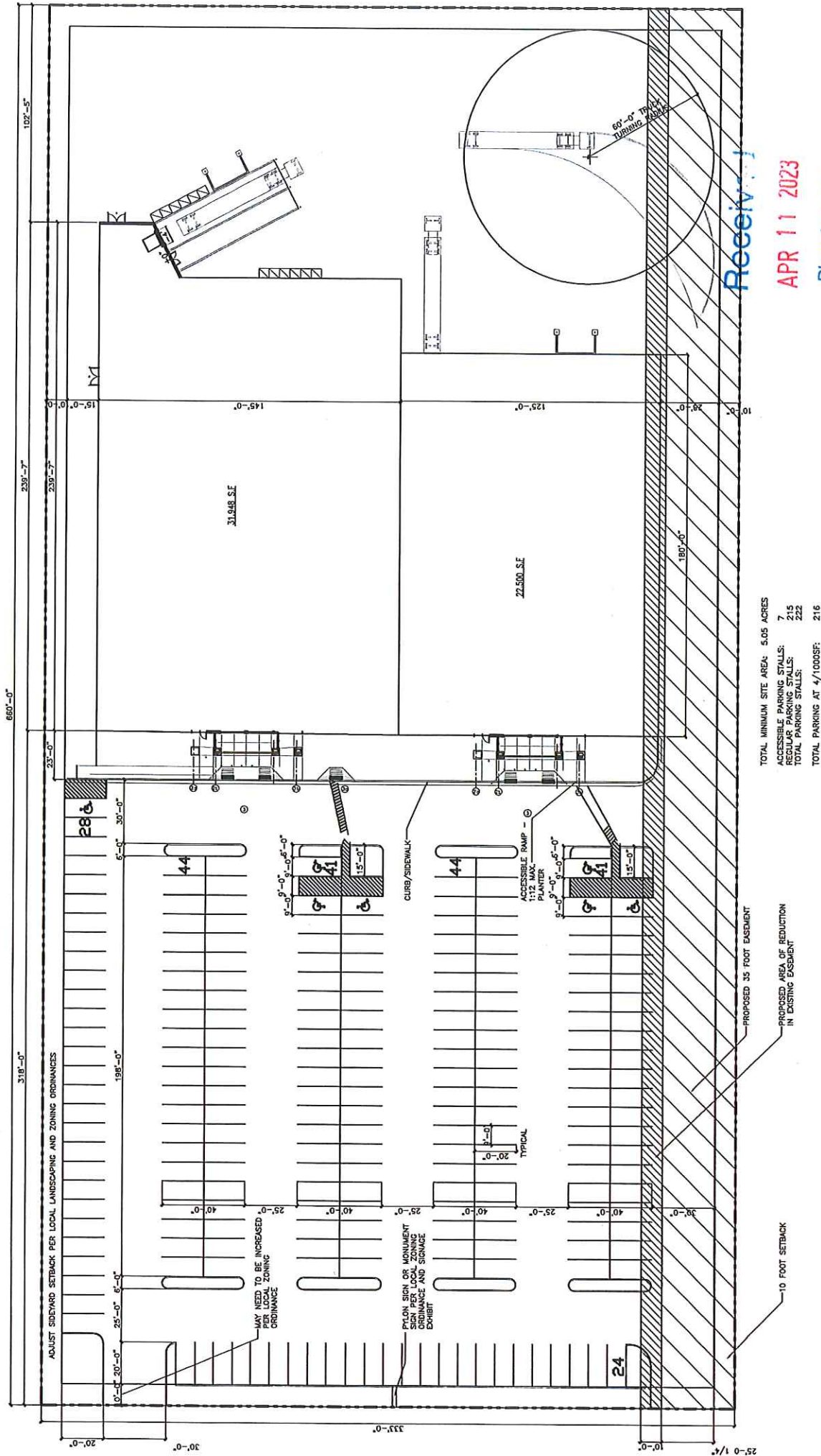
I would also like to change our request to C1 commercial zoning. We designed the site per C1 guidelines but inadvertently requested C2 commercial.

If you have any questions, feel free to call

A handwritten signature in black ink, appearing to read "Dave Holzem", with a long, sweeping horizontal line extending to the right.

Dave Holzem
Nifong Realty
920-432-7300
djh@nifongrealty.com

Nifong Realty, Inc
Real Estate Development, Leasing-Sales, Property Management
895 Lombardi Avenue, Green Bay, WI 54304
920-432-7300
djh@nifongrealty.com

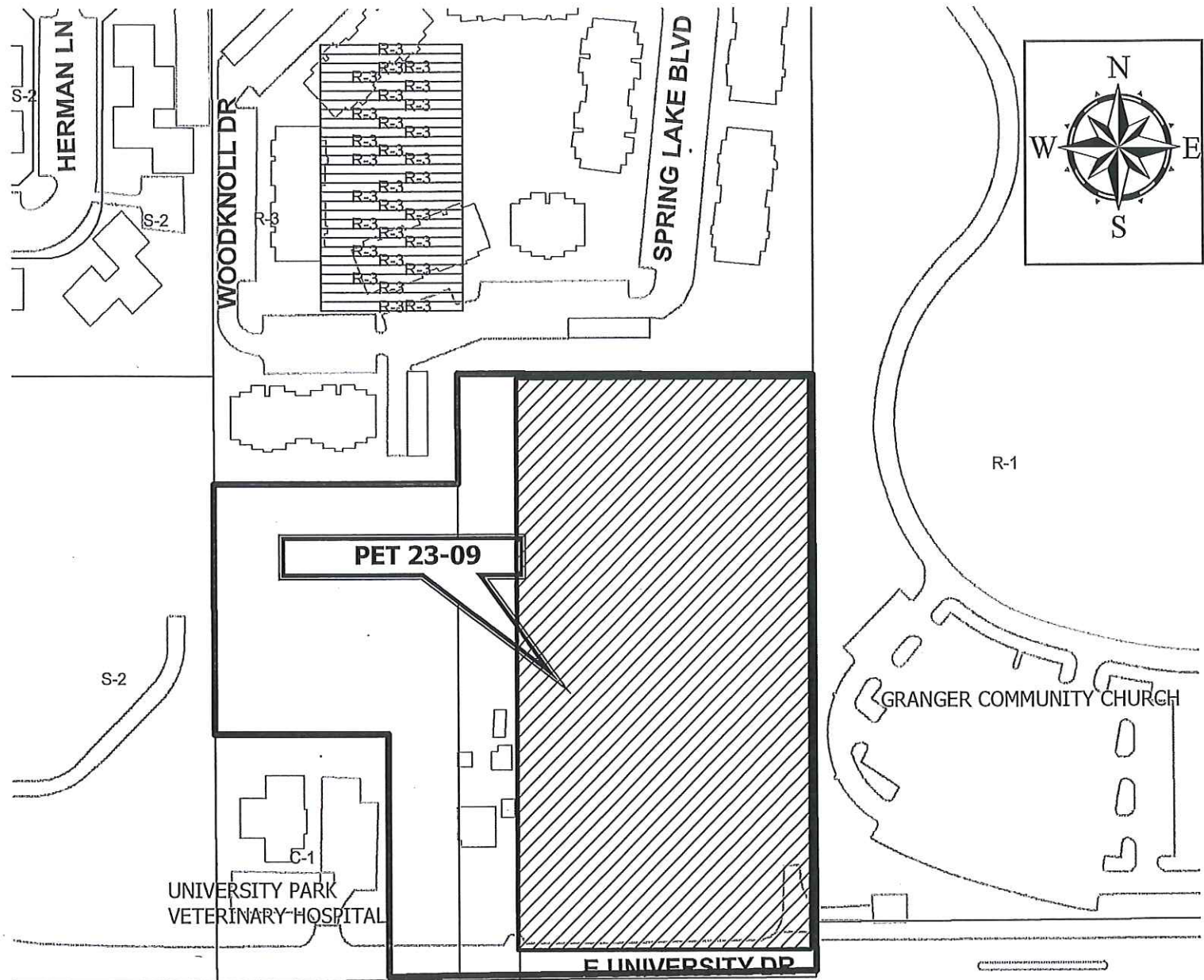


TOTAL MINIMUM SITE AREA:	5.05 ACRES
ACCESSIBLE PARKING STALLS:	7
REGULAR PARKING STALLS:	215
TOTAL PARKING STALLS:	222
TOTAL PARKING AT 4/1000SF:	216

APR 11 2023

Planning and
Community Development

PET 23-09



Location Map

PET 23-09

OWNER: CASS ROAD LLC

ADDRESS: 15793 E UNIVERSITY DR

ANNEX PROPERTY INTO
THE CITY OF MISHAWAKA
AND ESTABLISH ZONING AS
C-1 GENERAL COMMERCIAL DISTRICT

COSTCO

PETITION 23-10

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2023-18

ORDINANCE NO. _____

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

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

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

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

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

Lot 108 Citizen's Home Co Mckinley Hwy Plat

COMMON ADDRESS: 2027 E LaSalle

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

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

1. There are industrial uses south of the property, but the neighborhood surrounding the property to the north, west, and east are used as single family dwellings, and its historic use as a single family dwelling would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as an industrial project, staff feels that the most desirable use for this property is its historical single-family use;
3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;

Proposed Ordinance No: 2023-18

Ordinance No:

4. As opposed to the range of potential industrial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for industrial use, however, its historic use as a single family home is compatible and consistent with the historic residential uses in the area.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2023, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2023, at _____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Location: 2027 E. LaSalle Ave.

Date: May 9, 2023

Petition: 23 10

Prepared By: SA

GENERAL INFORMATION

Applicant: Michael A. Reaves

Status: Property Owner

Request: Rezone from I-2 Heavy Industrial District to R-1 Single Family Residential

Zoning Classification: I-2 Heavy Industrial District

Lot Size: 80' x 260'/0.48 Acres

Applicable Regulations: Sec. 137-164 Residential R-1 District; Sec. 137-40 Plan Commission; & Sec. 137-41 Amendment to Zoning Ordinance and Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential District
South: I-2 Heavy Industrial District (Industrial)
East: I-2 Heavy Industrial District (Residential)
West: I-2 Heavy Industrial District (Residential)

Thoroughfare: East LaSalle Avenue between North Home Street and Elder Road

School District: Penn-Harris-Madison School District

Public Utilities: Available

Comprehensive Plan: Industrial

ANALYSIS

The Petitioner, Michael Reaves, is requesting to rezone 2027 E. LaSalle Avenue from I-2 Heavy Industrial District to R-1 Single Family Residential. The property is located between North Home Street and Elder Road. Homes located across the street are zoned R-1 Single Family Residential and homes not already rezoned R-1 on the south side of East LaSalle Avenue are zoned I-2 Heavy Industrial. There are industrial uses located behind the home.

The Petitioner is also requesting an appeal for an oversized garage addition and it needs proper R-1 zoning. Prior to the 1980's residential uses were permitted in industrial zoned districts. Around 1986 the Zoning Ordinance was amended to prohibit residential uses in certain districts. Originally constructed in 1959 as a private residence, the home historically has remained residential in its use.

Pertinent City Departments have reviewed and approved the request.

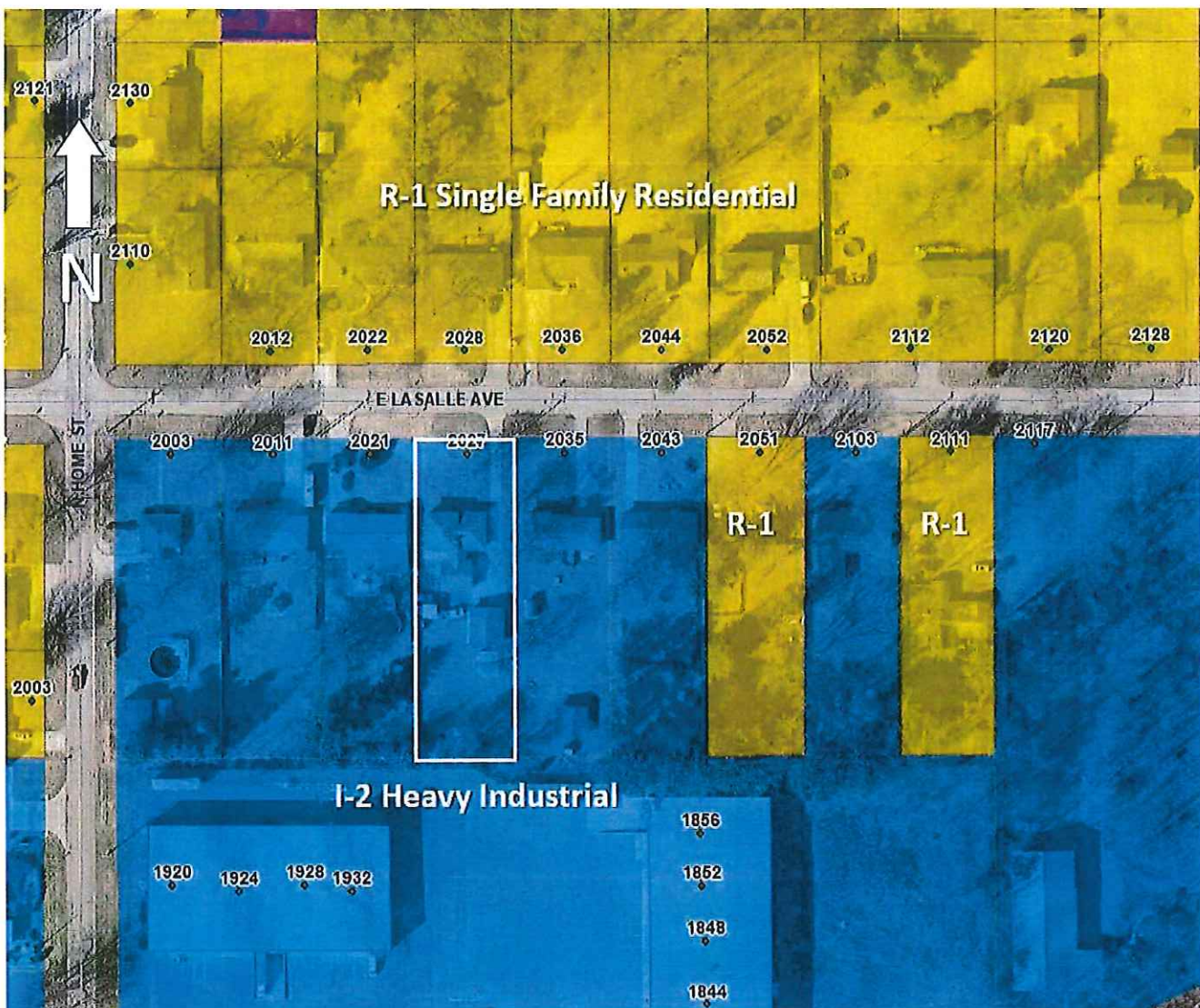
RECOMMENDATION

The Planning Department recommends **approval** of Petition 23-10 to rezone 2027 East LaSalle Avenue from I-2 Heavy Industrial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:

1. There are industrial uses south of the property, but the neighborhood surrounding the property to the north, west, and east are used as single family dwellings, and its historic use as a single family dwelling would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as an industrial project, staff feels that the most desirable use for this property is its historical single-family use;
3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;
4. As opposed to the range of potential industrial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for industrial use, however, its historic use as a single family home is compatible and consistent with the historic residential uses in the area.

ATTACHMENTS

AERIAL, PHOTOGRAPHS, PETITION, LOCATION MAP



Aerial



House at 2027 E. LaSalle Ave.



House on the north side of E. LaSalle Ave.

DATE: 04/06/2023

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

PET 23-10
Received

APR 11 2023

Planning and
Community Development

RE: PETITION TO REZONE

The undersigned Michael A Reaves respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Lot 108 Citizens Home Co Mckinley Hy Plat
2027 East Lasalle Ave Mishawaka Indiana 46545

Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of I-2 Heavy Industrial District. Said property is *(State the existing use of the real estate)*.

Petitioner(s) desire said real estate to be rezoned to R-1 Single Family District. Michael A Reaves Petitioner(s) further state that they intend to utilize said land for Residential single-family dwelling on a platted lot with outbuilding(s) for storage of personal family assets. We would like to add-on to our existing outbuilding to store classic cars.

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



Michael A Reaves

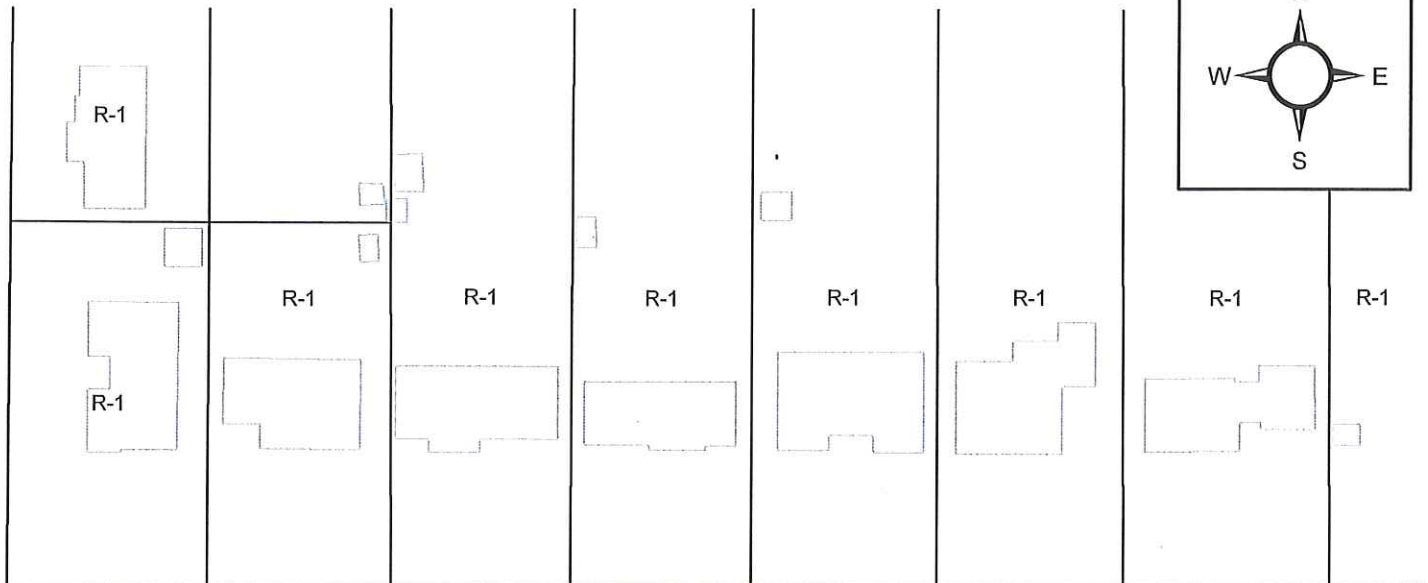
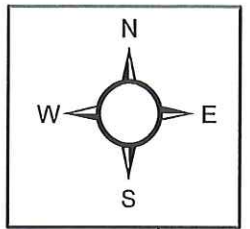
CONTACT PERSON:

NAME MICHAEL A REAVES

ADDRESS 2027 EAST LASALLE AVE MISHAWAKA INDIANA 46545

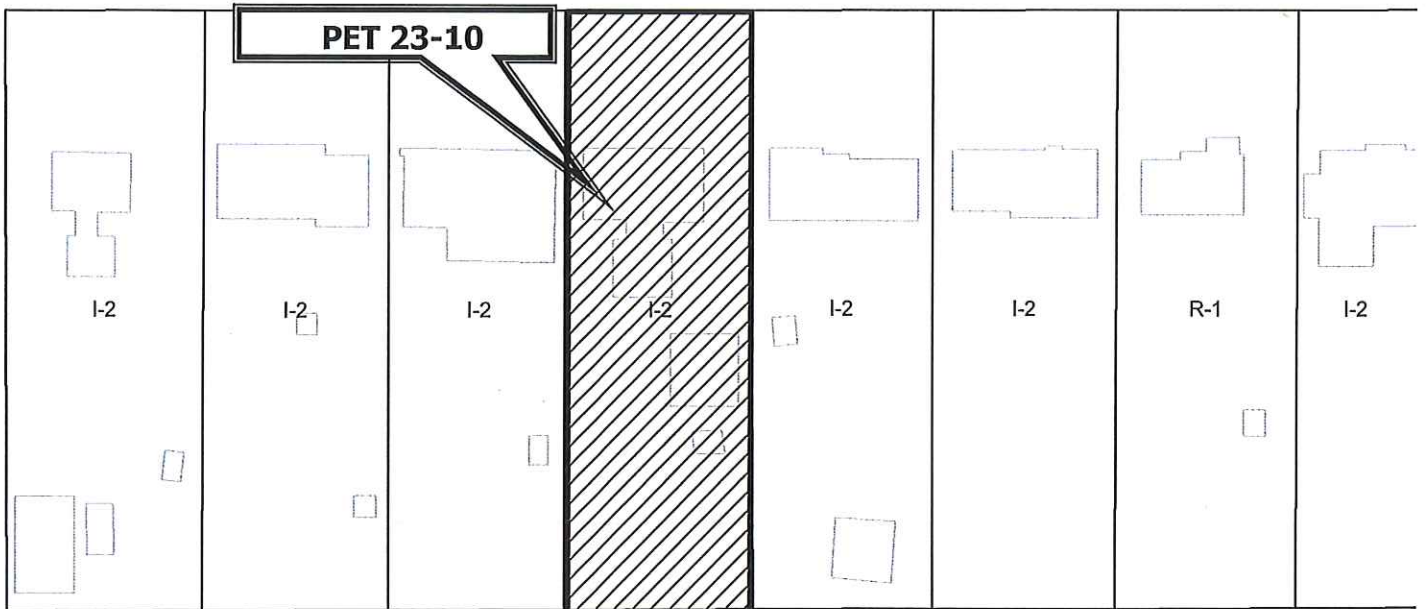
PHONE NUMBER 574-250-0590

EMAIL CORRENIA.HOUGHTON@KGPCO.COM



E LASALLE AVE

N HOME ST



Location Map

PET 23-10

OWNER: MICHAEL A REAVES

LOCATION: 2027 E LASALLE

REZONE PROPERTY FROM
I-2 HEAVY INDUSTRIAL TO
R-1 SINGLE FAMILY RESIDENTIAL
TO MATCH EXISTING USE

MAY 11 2023

City Clerk
Mishawaka, IN

1st Reading
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2023 -19

ORDINANCE NO. _____

AN ORDINANCE TRANSFERRING FUNDS FROM THE
MOTOR VEHICLE HIGHWAY RESTRICTED FUND OF THE
CITY OF MISHAWAKA TO THE LOCAL ROAD & BRIDGE
MATCHING GRANT FUND OF THE CITY OF MISHAWAKA
FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2023
AND AN ORDINANCE APPROPRIATING ADDITIONAL
FUNDS FOR THE YEAR ENDING DECEMBER 31, 2023

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

Section 1. There is hereby transferred from the Motor Vehicle Highway Restricted
(MVHR) Fund of the City of Mishawaka to the Local Road & Bridge Matching Grant Fund of
the City of Mishawaka the sum of \$774,648.69 as required for the Community Crossing
Grant.

Motor Vehicle Highway Restricted Fund (MVHR)

From:

Capital Outlays

2203-50-442-01

Street Repair

\$774,648.69

Local Bridge and Road Matching Grant Fund

To:

Other Services and Charges

2404-50-436-03

Street Repair

\$774,648.69

Section 2. Which requires the appropriation of additional funds for the fiscal year
ending December 31, 2023 in addition to that set out in detail in the published budget.

Section 3. There is hereby appropriated from the Local Bridge and Road
Matching Grant Fund of the City of Mishawaka the sum of \$1,549,297.00 for assignment as
follows:

Local Road & Bridge Matching Grant Fund

Other Services and Charges

2404-50-436-03

Street Repair

\$1,549,297.00

Section 4. This Ordinance shall be in full force and effect from and after its passage, signing and attestation.

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

on this _____ day of _____, 2023 at _____

o'clock, _____. M.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor of the City of Mishawaka, Indiana

on this _____ day of _____, 2023 at _____

o'clock, _____. M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of _____, 2023 at

_____ o'clock, _____. M.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Maguire, Controller
Kayla Yoder, Deputy Controller

Date: May 11, 2023
To: Honorable Members of the Common Council
From: Rebecca Maguire

Re: Transfer from MVH Restricted and Additional Appropriation Local Road
& Bridge Matching Fund

I am requesting for first reading, approval for the transfer of \$774,648.69 from the Motor Vehicle Highway Restricted Fund to the Local Road & Bridge Matching Grant Fund as this is our necessary match for the Community Crossings Grant. These funds are budgeted funds for the purpose of the match.

This transfer along with the \$774,648.31 grant already received from the State must be appropriated. Therefore, I am also requesting approval of the additional appropriation for a total of \$1,549,297.00.

This ordinance allows for both the transfer and appropriation in this fund and is required every year to show proper accounting of the grant and match.

Thank you for your consideration. Please contact me with any questions.

c: David A. Wood, Mayor
Christine Jamrose, City Engineer/Director

1st Reading
2nd Reading
Passed
Failed
Continued To

Deborah S. Block, IAMC, MMC

MAY 11 2023

City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2023 -20

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 5811 THE FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT SWORN PUBLIC SAFETY, MISHAWAKA PARK DEPARTMENT, ELECTED OFFICIALS AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2023.

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

Section 1. Ordinance number 5811 passed by the Common Council of the City of Mishawaka, Indiana, on the 17th of October, 2022 is hereby amended as follows:

CIVILIAN POLICE CERTIFICATION:

BIWEEKLY

MAJOR CRIMES EVIDENCE TECHNICIAN

\$76.92

Section 2. This ordinance shall be in full force and effect from and after its signing and attestation.

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

this _____ day of _____ 2023, at _____ o'clock, ____ m.

Gregg Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this _____ day of _____ 2023, at _____

o'clock, ____ m.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of _____ 2023, at _____ o'clock,

____ m.

David A. Wood, Mayor



CITY OF MISHAWAKA



Police Department
100 Lincolnway West
Mishawaka, IN 46544

David A. Wood, Mayor
Kenneth L. Witkowski, Chief

May 15, 2023

Mishawaka Common Council
Mayor Dave Wood

Re: Major Crimes Evidence Technician

Mr. President and Honorable Council Members:

The Forensic Analyst position is new to the Mishawaka Police Department and the responsibilities of this position are currently evolving and changing. The MPD's Forensic Analyst, Kelly Gorny, has a Major Degree in Forensic Science and a Minor Degree in Criminal Justice. She also brings eight years of experience in this field from another police agency.

Needless to say, her expertise is needed as an on-call status crime scene tech at major crime scenes during off-duty hours. With her experience, having Ms. Gorny's presence at crime scenes is crucial for the integrity of evidence collection.

Also, Ms. Gorny's presence at call-outs helps preserve the chain of evidence and can also save over-time by officers not needing to stay after shift to package evidence for the lab as she takes full responsibility for preparation for the State Lab or analyzing it herself.

I would like to request Kelly Gorny to be paid the Major Crimes Evidence Technician Stipend.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Witkowski", with a long horizontal line extending to the right.

Kenneth L. Witkowski
Chief of Police

MAY 09 2023

City Clerk
Mishawaka, IN

RESOLUTION NO. 2023-10

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:

17018 S.R. 23, South Bend, IN 46635 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:

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

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 _____,

2023, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2023, at
_____ o'clock ____M.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT & PLANNING

May 10, 2023

Deborah S. Block, I.A.M.C. 3333

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

MAY 09 2023

City Clerk
Mishawaka, IN

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: 17018 S.R. 23 – East of S.R. 23 Approximately 320' South of the Indiana Toll 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 that the developer is responsible for installing, and if necessary extending, all utilities to the site and constructing any required improvements within the public right-of-way, no additional expenditures are anticipated at this time.

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on May 15, 2023.

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

Sincerely,

Christa Hill
Senior Planner

cc: David A. Wood, Mayor

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

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

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

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

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



City of Mishawaka

*All Secure Storage County Road 17 LLC
17018 S.R. 23 Annexation*

*Property located East of S.R. 23
& South of the Indiana Toll Road*

May 2023

Prepared by:
City of Mishawaka
Department of Planning
100 Lincolnway West
Mishawaka, IN 46544

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

Annexation Fiscal Plan

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

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

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

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:

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

COMMON ADDRESS: 17018 S.R. 23, SOUTH BEND, IN 46635

Annexation Area

The area to be annexed includes one parcel of land (Parcel ID 002-2019-041305003) located on the east side of State Road 23 approximately 320' south of the Indiana Toll Road. The triangular shaped parcel has approximately 368' of frontage on S.R. 23 and is vacant wooded property. With the previous annexation, approximately 401 feet, or 28%, of the total 1,424 feet of the perimeter of the property will be contiguous with the existing city limits. The remaining adjacent properties are located in unincorporated St. Joseph County. The property is currently zoned "R" Single Family District within unincorporated St. Joseph County. If annexed, the property will be zoned C-1 General Commercial District. Recently acquired by the adjacent owner; there are no immediate plans to develop it, but this will give them control over what happens next to their self-storage units.

Contiguity with the Existing City Limits

The property to be annexed into the City totals 1.29 acres excluding the S.R. 23 right-of-way. The external boundary of the annexation area measures 1,424 linear feet with 401 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 28% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The property primarily slopes from the northwest along S.R. 23 to the south and east. Per the generalized two (2) foot contour topographic maps, elevations range from

approximately 766 on the north to 762 feet moving south along S.R. 23. All buildings were demolished in 2010.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned R Single Family District within unincorporated St. Joseph County and is mostly wooded vacant property. All buildings were demolished in 2010. If the Mishawaka Common Council approves the annexation request, the area will be zoned to the C-1 General Commercial District.

D. ASSESSMENT

The territory to be annexed consists of 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
002-2019-041305	ALL SECUREY STORAGE COUNTRY ROAD 17 LLC	1.29 ACRES	\$84,400

**Acreages are per the City of Mishawaka/Michiana Area Council of Governments GIS parcel data and excludes the adjacent S.R. 23 public right-of-way.*

E. CURRENT TAX RATE

The City's tax rate 2022 payable 2023 was \$1.8575 per \$100 of assessed valuation. For property owners in Clay Township, in which this proposed annexation is located, the total taxes will be \$4.1541 per \$100 of assessed valuation. Property owners in this area currently pay \$2.4525 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
Clay Township	2.4525	4.1541

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

2021	\$2.0002
2020	\$1.9952
2019	\$2.0226
2018	\$2.0701
2017	\$2.0516
2016	\$1.9977
2015	\$1.8750
2014	\$2.0062
2013	\$1.9086
2012	\$1.8186
2011	\$1.7362
2010	\$1.6741
2009	\$1.6557
2008	\$1.5283
2007	\$1.3326
2006	\$1.3899
2005	\$1.3382
2004	\$1.3313
2003	\$1.2476
2002	\$1.8627

2001	\$5.5007 ¹
2000	\$5.2417

¹ Change in Tax Code

F. NEW ADDRESSES

If the proposed annexation is approved, the property will be zoned C-1 General Commercial District, with no immediate plans for development. The property shall be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance. An address will be assigned by the City of Mishawaka Engineering Department when the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

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

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

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2023 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 one (1) single family house and two (2) accessory structures on the northern parcel, and a vacant wooded parcel to the south. If the annexation is approved, the owner has no immediate development plans since they are currently building a self-storage facility to the north & east.

As there are no immediate development plans there was no preliminary site plan submitted. Therefore, there is also no increase in the land valuation.

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 2022 payable 2023. (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed valuation:

\$84,400

Future anticipated property assessed valuation (without development):

\$84,400

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 residential rental, non-homestead residential, and agricultural property, then following annexation for as the same, only changing 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: \$2,025

Following annexation: \$2,025

Political Subdivisions before Annexation:

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

- St. Joseph County (24.4%) - \$494.10
- Clay Township (11.5%) - \$232.88
- South Bend Community School Corporation (51.8%) - \$1,048.95
- St. Joseph County Public Library (10.7%) - \$216.67
- Airport Authority (1.6%) - \$32.40

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

The current tax rate of all of these entities combined is 2.4525%.

The tax rate will increase to 4.1541% upon annexation to the City, however, the other (vacant) tax cap rate including the exempt rate is set at 3.3997%. The revenue will not increase significantly until the site is developed given that the property is currently close to the tax cap. Thus, the distribution of property tax revenue will decrease for existing taxing 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. The following estimate is based on the property remaining undeveloped over the next four years. Significant revenue increases are anticipated for all taxing units after the property is developed.

Political Subdivisions following Annexation:

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

- St. Joseph County (14.4%) - \$291.60 (-\$202.5 per year)
- Clay Township (0.6%) - \$12.15 (-\$220.73 per year)
- South Bend Community School Corporation (30.6%) - \$619.65 (-\$429.30 per year)
- St. Joseph County Public Library (6.3%) - \$127.55 (-\$89.09 per year)
- Airport Authority (1.0%) - \$20.25 (-\$12.15 per year)
- South Bend Transpo (2.4%) - \$48.60
- City of Mishawaka (44.7%) - \$905.17

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

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

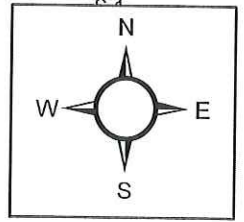
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	\$1,166.40
• Clay Township	\$48.60
• South Bend Community School Corporation	\$2,478.60
• St. Joseph County Public Library	\$510.20
• Airport Authority	\$81.00
• South Bend Transpo	\$194.40
• City of Mishawaka	\$3,620.68

J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

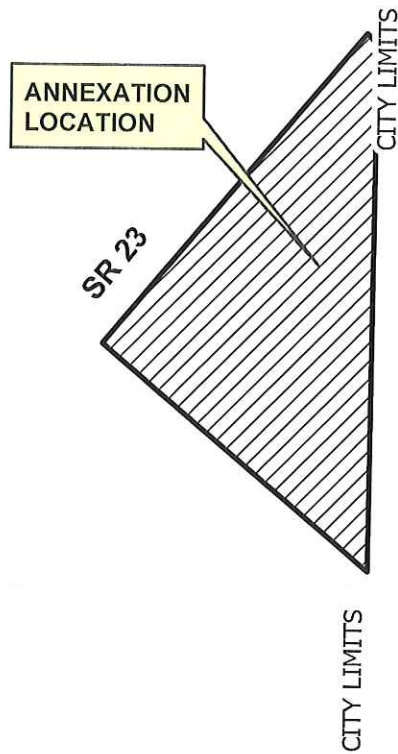
Pursuant to I.C. 36-4-3-4.2 under certain circumstances the City would be required to assume a portion of indebtedness as it would pertain to the proposed annexation area. Specifically, this would be required if the County had used property tax revenue to repay debt used to build infrastructure within 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.



WB INDIANA TOLL RD (I-80/90)

EB INDIANA TOLL RD (I-80/90)



I-1

BLUE DR

S-2
IRISH WAY

S-2

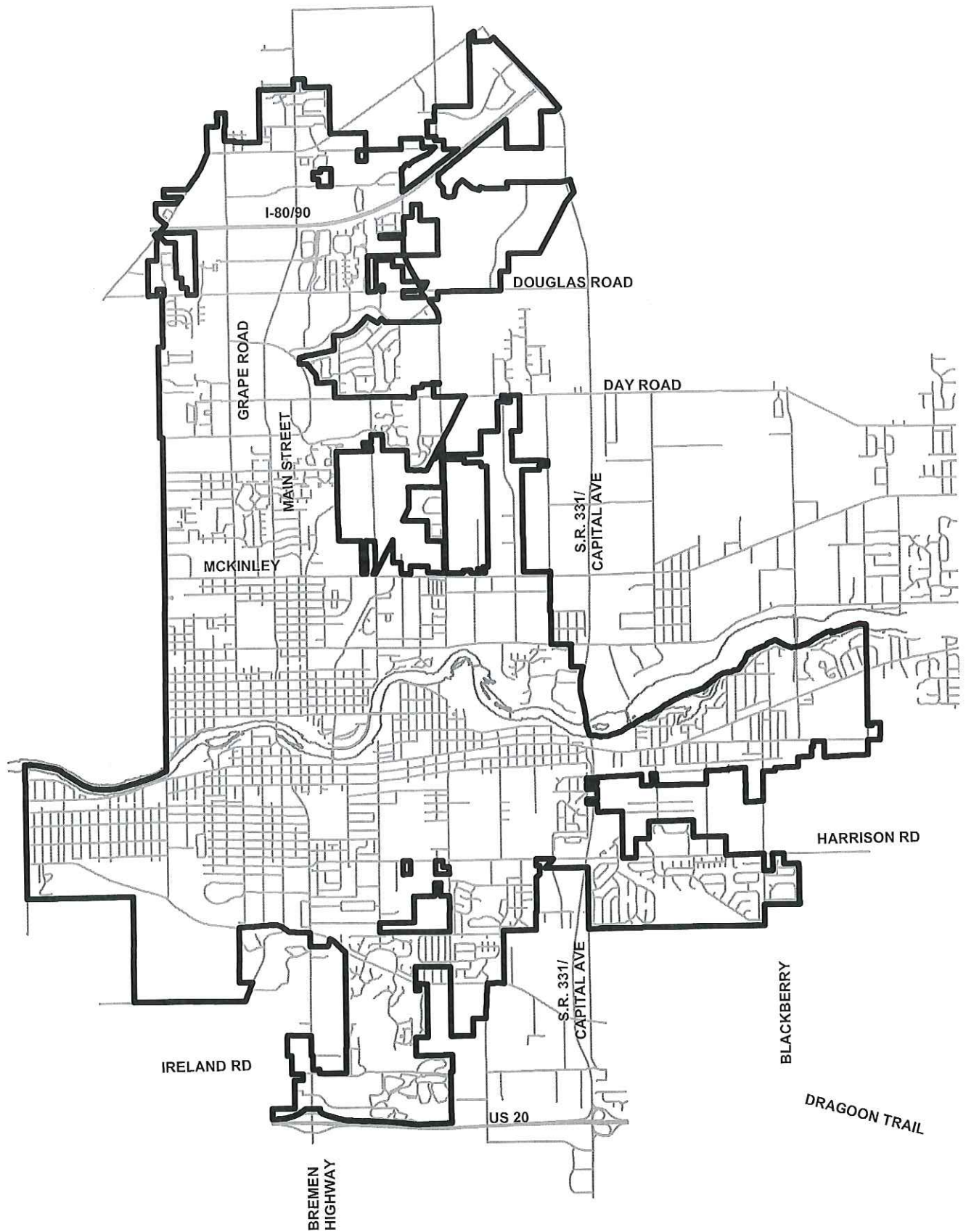
SHAMROCK WAY

CITY LIMITS

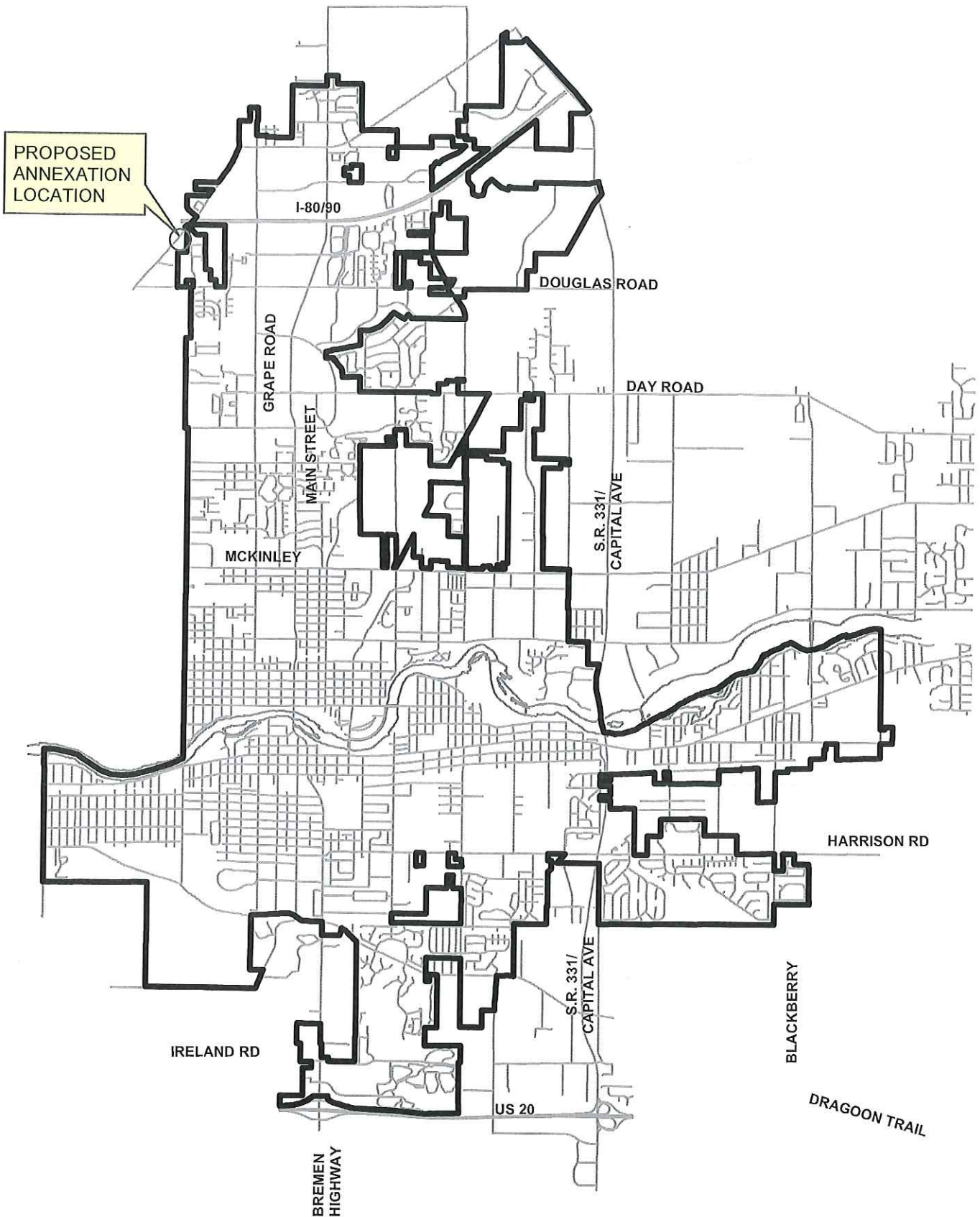
S-2

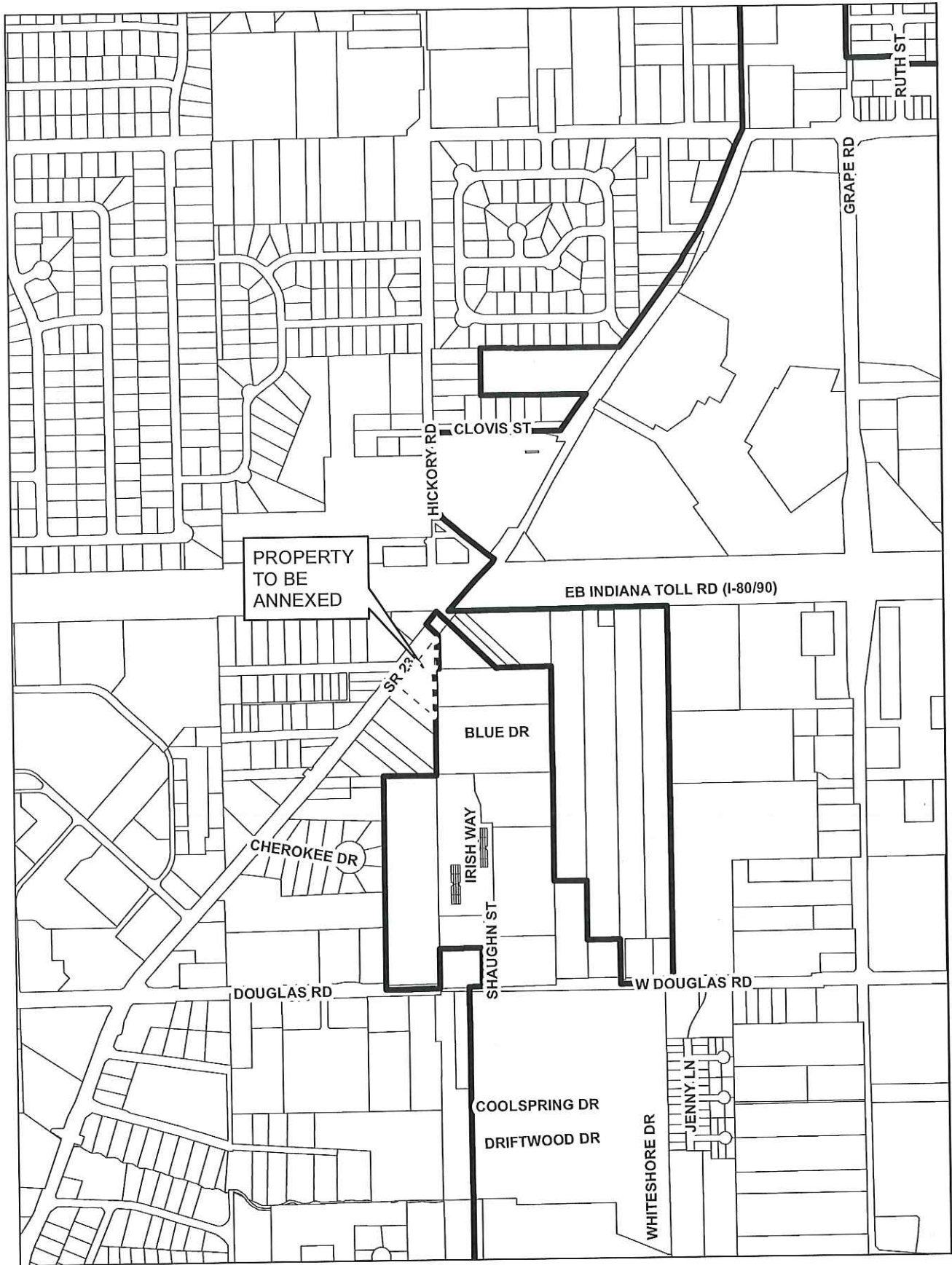
GOLD DR

MAP OF EXISTING CITY LIMITS

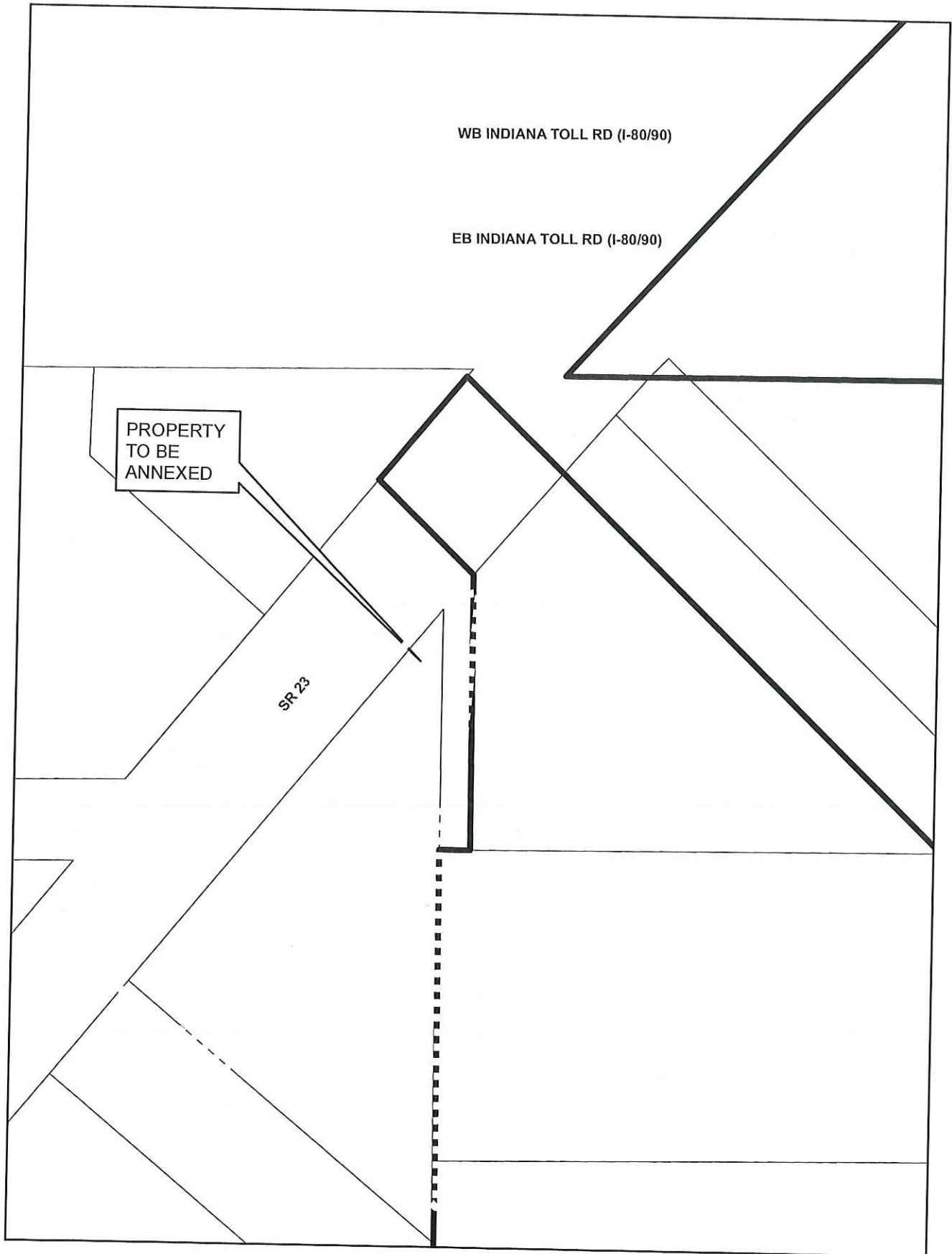


MAP OF PROPOSED CITY LIMITS





AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



P1. Wooded lot along S.R. 23



P2. Former Driveway

March 16, 2023

Pet 23-05
Received
MAR 13 2023
Planning and
Community Development

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 ALL SECURE STORAGE – COUNTY ROAD 17, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

For APN/Parcel ID(s): 71-04-29-429-001.000-003

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 Right-of-Way for Purposes of Annexation Only
(Not Described in Warranty Deed 2021-33034)

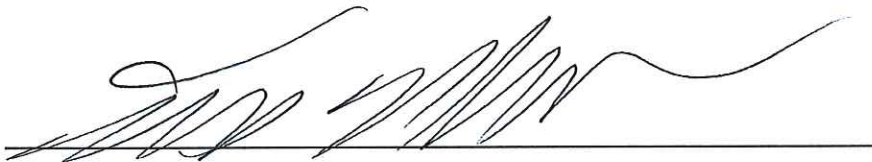
Including the adjacent South Bend Avenue (State Road #23) right-of-way between the southwest property line of the above described parcel projected northwesterly to the existing right-of-way line of State Road 23 and the State Road 23 right-of-way as described in the City of Mishawaka Ord. #5751 recorded in the Office of the St. Joseph County Recorder under Instrument #2021-30147.

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 17018 State Road 23, South Bend, Indiana and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a C-1 District. Petitioners further state they intend to utilize said land for future commercial development.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate. No information is currently available for the future development plan. Future development on the property will be submitted for the City of Mishawaka review process as required.

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 Zoning Classification.

A handwritten signature in black ink, appearing to read 'Todd Veldman', is written over a horizontal line.

Signature

All Secure Storage-County Road 17, LLC
5222 W Western Ave.
South Bend IN 46619

Todd Veldman, Member
5222 W Western Ave.
South Bend IN 46619
574-287-7236

Email: tveldman@veldmans.net

Additional Contact:

Tim McCollough, President

2112 Aeroplex Dr. Elkhart, IN 46516

574-294-2227

Email: McColloughTim@msn.com

PET 23-05
Received

MAR 22 2023

Planning and
Community Development

State Road 23 Sign

SECTION LINE

State Road 23 (RW Varies)

All Secure Storage-County Road 17, LLC
Inst. No. 2021-33034

State Road 23 RW

N0°26'08"W 180.52'

N0°26'08"W 207.74'

N40°04'29"E 368.25'

N89°31'11"E 25.00'

N0°26'08"W 239.40'

N50°26'08"W 312.27'

N0°26'08"W 60.78'



GRAPHIC SCALE

ALL SECURE STORAGE-COUNTY ROAD 17 LLC
17018 STATE ROAD 23
SOUTH BEND IN 46635

SCALE: 1"=60'

ENGINEER: DSH

TECHNICIAN: DSH

DRAWING: 76031_DESIGN.DWG



3220 Southview Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.blz

EXHIBIT A

SHEET 1
OF 1

JOB NUMBER: 1023076031

Annexation Fiscal Plan

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

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 over 51,000 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. Current improvements underway 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 began in 2021 with both projects anticipated to come online in summer 2023. Planned future improvements include the replacement of the storage reservoir at the Virgil Treatment Plant originally constructed in 1923.

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 five 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 six minutes on average to a call.

The Mishawaka Police Department, with approximately 100 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 approximately 10,700 calls in 2022. The City, with its population of over 51,000, responds to about 50% more calls than the County ambulance service does, with its population of over 120,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

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

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

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

Trash pick-up in the City is also inexpensive and efficient, with the monthly fee for single-family trash pickup at \$14.86. For senior citizens, the rate is \$12.09. The rates include the cost of recycling and yard waste, which is picked up on the same day the trash.

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

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

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 17 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

- Engineering: Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.
- Construction: Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeyman, Apprentices and Linemen).
- Metering: Consists of Metering Department Manager and support metering personnel.
- Operations: Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

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

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

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

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

Costs Associated with Services

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

Electric

Revenue

6301.00

361.00	Interest Income	30,000.00	
371.12	Residential Sales	16,880,100.00	
371.14	Commercial Sales	3,430,284.00	
371.18	Customer Charge	1,995,348.00	
371.20	Customer Sales - Municipal Sales	1,099,975.00	
371.22	Customer Charges - Municipal Sales	49,397.00	
371.23	Outdoor Protective Lights	163,621.00	
371.24	Commercial Heating	100,060.00	
371.28	OPL - Municipal	32,920.00	
371.29	Commercial Power	18,319,313.00	
371.33	Commercial Primary Power	394,455.00	
371.35	Power Transformers Owned	2,534,208.00	
371.39	I&M Municipal	82,978.00	
371.40	Industrial Power Service	5,075,627.00	
371.41	School Service	820,938.00	
371.42	PJM Transmission Adjustment	7,040,723.00	
373.11	Municipal Street Lighting	473,261.00	
380.10	Penalty	309,000.00	
381.05	Construction	25,000.00	
381.12	Reconnect/Service Charges	128,000.00	
381.14	Overhead or Underground Lines	224,000.00	
381.15	Transformers	40,000.00	
381.16	Street Lights	32,000.00	
381.21	Sale of Scrap Metal	16,000.00	
381.23	Turn on Electric	168,000.00	
381.30	Cablevision	1,350.00	
381.40	Operational Revenue	300,000.00	
391.06	B.O. Shared Expense Reimbursement	837,952.00	
			60,604,510.00

1 Personal Services

6301.55

Salaries & Wages

biweekly

411.02	Division Manager	92,146.00	3,544.04
	Superintendent	97,671.00	3,756.56
	Systems Reliability Supervisor	83,972.00	3,229.66
	Construction Foreman	94,840.00	3,647.67
	Substation Supervisor	73,491.00	2,826.58
	Project Manager	73,491.00	2,826.58
	Operations Coordinator	61,488.00	2,364.92
	Senior Engineering Assistant		
	4 @ 60,134	240,536.00	2,312.84
	Substation Technician	58,993.00	2,268.94
	Engineering Assistant	58,876.00	2,264.46
	Project Coordinator	46,987.00	1,807.18
	Metering Manager	73,492.00	2,826.59
	GIS Engineering Assistant	52,189.00	2,007.23
	Journeyman Lineman		
	16 @ 45.48/Hour	1,513,792.00	3,638.91
	Apprentice Level 5		
	3 @ 35.99/Hour	224,595.00	2,879.39
	Clerk/Dispatcher A		
	2 @ 26.33/Hour	109,500.00	2,105.76
	Meter Reader		
	4 @ 24.81/Hour	206,396.00	1,984.55
	Service Representative		
	5 @ 26.66/Hour	277,255.00	2,132.72
	Substation Lineworker		
	2 @ 48.13/Hour	200,208.00	3,850.14
	Buildings & Grounds Technician		
	1 @ 22.23/Hour	46,228.00	1,777.99
	Crew Leader - .75/Hour	7,800.00	
	Journeyman CL - 1.50/Hour	15,600.00	
			3,709,546.00

Other Personal Services

411.60	Overtime	200,000.00	
411.63	Longevity	37,220.00	
411.64	FTO (Flexible Time Off) Plan	39,000.00	
411.65	Professional Certification	40,600.00	
			316,820.00

Employee Benefits

413.01	Social Security Taxes	249,635.00	
413.02	Medicare	58,383.00	
413.05	Health Insurance	924,904.00	
413.06	Life Insurance	2,448.00	
413.08	Deferred Compensation Match	36,862.00	
413.12	Pension Benefit	451,200.00	
			1,723,432.00

2 Supplies

6301

Office Supplies

54.42122	Office Supplies	5,000.00	
54.42273	Computer Expenses	33,000.00	
			38,000.00

Other Supplies

54.42276	Uniforms	35,000.00	
56.42229	Plant Operation	75,000.00	
56.42318	Plant Maintenance Supplies	15,000.00	
			125,000.00

3 Other Services and Charges

6301

Professional Charges

52.45915	Purchase Power	40,918,500.00	
54.43102	Legal Fees	30,000.00	
54.43103	Outside Services	150,000.00	
54.43104	Professional Fees	50,000.00	
			41,148,500.00

Communication and Transportation

54.43210	Transportation Expense	65,000.00	
54.43212	Travel Expense	15,000.00	
54.43930	Education Expense	15,000.00	
54.43931	Apprentice Program	20,000.00	
			115,000.00

Insurance

54.43410	Insurance - Property, Auto, WC	281,000.00	
			281,000.00

Utilities

54.43511	Natural Gas Purchase	20,000.00	
54.43512	Water Purchase	7,400.00	
54.43581	CMP Fuel Purchase	60,000.00	
54.45915	Electric Purchase	30,000.00	
			117,400.00

Repairs and Maintenance

54.42200	Street Lights	75,000.00	
54.42263	Meters Expense	10,000.00	
54.42264	Underground Line Expense	100,000.00	
54.42265	Distribution Construction Expense	5,000.00	
54.42266	Substation Expense	175,000.00	
54.42267	Overhead Line Expense	225,000.00	
54.42274	Stores Equipment	1,000.00	
54.42300	Structures	80,000.00	
54.42330	Transformers	10,000.00	
54.42350	Maintenance of Equipment and Service	50,000.00	
54.42365	Small Tools Expense	50,000.00	
54.43100	Contracted Services	50,000.00	
54.43101	Contracted Services - Line Clearing	225,000.00	
54.43161	Contracted Services - Substations	250,000.00	
			1,306,000.00

Other Services and Charges

50.45200	Transfer to City/Debt Service	2,604,124.00	
	Transfer to City \$1,000,000		
	Debt Service for Bond \$1,604,124		
50.49500	PiLoT	614,856.00	
54.42310	Safety Equipment/Expense	110,000.00	
54.43900	Operational Expense	20,000.00	
54.43928	Permit Fees	40,000.00	
54.43929	Dues, Fees, Subscriptions	66,300.00	
			3,455,280.00
			52,335,978.00

4 Capital Outlays**6303**

164.13	Poles, Towers and Fixtures	500,000.00	
164.15	Underground Conduit	450,000.00	
164.16	Underground Conductors and Wire	500,000.00	
164.17	Line Transformers	225,000.00	
164.22	Street Lights	425,000.00	
164.26	Pad Mount Transformers	600,000.00	
165.14	Testing Equipment	100,000.00	
165.15	Tools/Garage/Shop Equipment	10,000.00	
165.16	Power Operated Equipment	290,000.00	
165.17	Meters	275,000.00	
165.30	Construction Tools	15,000.00	
165.31	Plant in Service	100,000.00	
167.20	Transportation Equipment	675,000.00	
170.01	Substation Equipment	1,000,000.00	
170.05	Overhead Conductors and Devices	400,000.00	
			5,565,000.00

Net Surplus/Deficit	116,452.00	
----------------------------	-------------------	--

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sanitary Sewer Infrastructure

The City has an existing sanitary sewer manhole that is located on the east side of SR 23 approximately 400' north of this annexation near the existing electric substation. This connects to the existing 12" gravity sanitary sewer main that continues east along the north side of the Indiana Toll Road (I-80/90). Sanitary sewer shall be extended to the site for connection to the proposed development per City of Mishawaka Engineering Standards. The cost of this connection 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. Due to the existing constraints/barrier of the Indiana Toll Road and associated costs, it is recommended the proposed office be removed to eliminate the need for a sanitary sewer connection.

Existing Road/Transportation Infrastructure

Currently, this annexation has frontage along SR 23. SR 23 is a five-lane section with 2 northbound travel lanes, two southbound travel lanes, and a shared center left turn lane. SR 23 is a state road maintained by the Indiana Department of Transportation (INDOT). Drive locations shall be coordinated with INDOT and their permitting process. It is recommended the drive approach be located to the farthest south end of the site to improve sight distance with the Indiana Toll Road bridge piers.

Existing Storm Sewer/Drainage Infrastructure

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

Planned Capital Expenditures, Staff and Rates

If annexed, any streets and utilities within the annexed parcel will remain privately maintained by the site owner. The City Departments do not require any additional funds than what is currently allocated within the present City budget. For general information, the repair and maintenance of sanitary sewers is supported by rates paid by its users. Otherwise, as a general percentage of City expenditures, approximately 15 cents of every dollar of the City budget is allocated for street and storm sewer expenditures.

Personal Service Programs

The Engineering Department works closely with the Sewer Department regarding the maintenance of the City sewer system. Construction records are kept for all sanitary and storm sewers and technical/administrative assistance is provided on sewer repairs for the Sewer Lateral Insurance Program.

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 an I-1 Light Industrial, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2023 BUDGET

ENGINEERING DEPARTMENT
1101-13

1 PERSONAL SERVICES

Salaries and Wages

biweekly

411-01	Director of Engineering	87,648.00	3,371.05
411-02	Assistant Director	72,761.00	2,798.48
	Project Manager	70,523.00	2,712.41
	Traffic Manager	60,134.00	2,312.84
	Project Coordinator	44,814.00	1,723.59
	Office Manager	39,590.00	1,522.68
	City GIS Coordinator	<u>60,134.00</u>	<u>2,312.84</u>
<i>Utility salary ordinance displays utility portion of salaries</i>			435,604.00

Other Personal Services

411-65	PE Certification	10,000.00	192.31
411-70	Misc	<u>15,559.00</u>	

461,163.00

2 SUPPLIES

Office Supplies

421-90	General Supplies	<u>8,000.00</u>	8,000.00
--------	------------------	-----------------	----------

3 OTHER SERVICES AND CHARGES

Professional Services

431-06	Consulting	5,000.00	
--------	------------	----------	--

Communication and Transportation

432-03	Travel and Training	10,000.00	
432-04	Telephone/Technology	750.00	

Repairs and Maintenance

436-01	Equipment Repair	2,500.00	
--------	------------------	----------	--

Other Services and Charges

439-03	Subscriptions, Dues, etc.	<u>1,000.00</u>	
			<u>19,250.00</u>
			<u>488,413.00</u>

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 tower, 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.

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. If annexed, this would be the primary responding station since it is the nearest to the site.

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 2022 out of 10,686 runs 8,098 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 2022 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. There are only thirty-four (34) Class 2 departments in Indiana.

During the last audit in November of 2019 Mishawaka's rating improved from 78.65% out of a maximum of 100% in 2012 to 88.35% out of 100% in 2020.

We are currently only 1.65% away from a Class one (1) designation of which there are only five (5) 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 and we anticipate breaking ground on the new station early in 2023.

Plans are also underway to place a fourth A.L.S. Paramedic ambulance in service during the second half of 2023. Our department is adding six new members to help staff the new apparatus.

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 2022 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 2023 budget has been included for reference.

CITY OF MISHAWAKA
2023 BUDGET

FIRE/EMS DEPARTMENT
1101-19

1 PERSONAL SERVICES

Salaries and Wages

biweekly

411-01	Fire Chief	89,918.00	3,458.37
411-02	Assistant Chief		
	4 @ 83,458	333,829.00	3,209.89
	Battalion Chief		
	3 @ 76,192	228,575.00	2,930.45
	Captain 15 @ 72,497	1,087,452.00	2,788.34
	Lieutenant		
	15 @ 70,615	1,059,217.00	2,715.94
	Fire Inspector		
	1 @ 72,497 2 @ 70,615	213,726.00	2,788.34 2,715.94
	Driver Operator		
	30 @ 68,799	2,063,954.00	2,646.09
	1st Class Firefighter		
	34 @ 67,774	2,304,313.00	2,606.69
	Master Firefighter		
	11 @ 64,853	<u>713,375.00</u>	2,494.32
			8,094,359.00

Civilian

Administrative Assistant	<u>46,732.00</u>	1,797.36
		46,732.00

Other Personal Services

411-12	Specialty Pay	550,000.00	
411-60	Overtime	1,000,000.00	
411-66	Uniform Allowance 116 @ 1,250	148,125.00	
	new hires 5 @ 625		
411-67	Pension Equalization	<u>11,500.00</u>	
			<u>1,709,625.00</u>
			9,850,716.00

Employee Benefits

413-01	Social Security	15,000.00	
413-02	Medicare	140,000.00	
413-03	INPRS 14.2%	35,000.00	
413-05	Health Insurance	2,808,512.00	
413-06	Life/Disability Insurance	6,500.00	
413-08	Deferred Comp Match	70,000.00	
413-09	77 Pension 18% + 3%	<u>1,650,000.00</u>	
			<u>4,725,012.00</u>
			14,575,728.00

CITY OF MISHAWAKA
2023 BUDGET

FIRE/EMS DEPARTMENT
101-19

2 SUPPLIES

Office Supplies

421-90 Office Supplies 6,000.00

Operating Supplies

422-01 Operating Supplies 225,000.00

422-03 Medical Supplies 180,000.00

Other Supplies

429-10 Public Education
Training/ Seminar
Supplies/Refreshments 6,000.00

417,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Clinic Services 35,800.00

431-11 Physicals 90,000.00

Communication and Transportation

432-03 Travel and Training 70,000.00

Repairs and Maintenance

436-01 Building/ Equipment Repair 150,000.00

Professional Services

436-90 Service Contracts 193,000.00

436-91 Laundry Maintenance 3,000.00

Other Services and Charges

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

561,800.00

15,554,528.00

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
2023 BUDGET

PARK AND RECREATION
2204-50

1 PERSONAL SERVICES

<u>Salaries and Wages</u>		biweekly
411-01	Department Head	76,051.00 2,925.04
411-02	Regular Employees	797,499.00
	Group 1: 16@22.92*2092	767,178.00
411-03	Temporary/Summer Help	750,000.00 2,390,728.00
	CS reimburse - 61,326* 1.25 for assts.	75,197.00
	Reimburse MVH Director - 77,527*5%	3,803.00 <u>79,000.00</u>
		2,469,728.00

Other Services Personal

411-60	Overtime	25,000.00
411-63	Longevity	15,200.00
411-64	FTO	12,000.00
411-70	Misc	<u>33,213.00</u>
		85,413.00

Employee Benefits

413-01	Social Security	140,000.00
413-02	Medicare	30,000.00
413-03	PERF 14.2%	225,000.00
413-04	Unemployment	5,000.00
413-05	Employee Insurance Benefits	360,000.00
413-06	Life Insurance	2,000.00
413-08	Deferred Comp Match	8,000.00

770,000.00

3,325,141.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	8,000.00
--------	-----------------	----------

Operating Supplies

422-02	Gas, Oil, Parts, etc.	73,000.00
--------	-----------------------	-----------

Other Supplies

429-09	Merrifield/Ironworks Complex Supplies	42,000.00
429-14	Maintenance Supplies	110,000.00
429-15	Program Supplies	45,000.00
429-16	Golf Course Concessions	40,000.00
429-18	Athletic Event Supplies	55,000.00
429-19	Battell Center Supplies	15,000.00
429-20	Golf Course Supplies	60,000.00
429-21	Other Concessions	5,000.00
429-23	Merrifield Concessions	<u>28,000.00</u>

481,000.00

CITY OF MISHAWAKA
2023 BUDGET

PARK AND RECREATION
2204-50

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 150,000.00

Utility Services

435-01 MU/AEP Charges 500,000.00

435-02 NIPSCO 50,000.00

Repairs and Maintenance

436-01 Equipment/Facility Repair 100,000.00

436-90 Service Contracts 170,000.00

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 20,000.00

439-21 Recreation Event/Entertainment 60,000.00

439-93 Sales Tax 25,000.00

1,146,500.00

4,952,641.00

POLICE AND CRIME PREVENTION

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

Staffing

There are currently a total of 10 full time civilians within the Mishawaka Police Department, and are budgeted for 114 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 10 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 16-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, M16 type rifles, Tasers, and body armor. All uniform officers have been provided with the newest up to date body camera's. In addition, squad 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 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 6 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

New in 2023 is the hiring of a part time Park Police officer and has been determined to very successful. Several methods of patrol have been utilized, including the Kawasaki mule, bicycles and motorcycle. The extra patrol 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 are also 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 2022 including three homicide scenes. 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 39,159 calls for service in 2022. That number also reflects reporting on 2,242 vehicle crashes.

For general information purposes, a copy of the year 2022 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
2023 BUDGET

POLICE DEPARTMENT

1101-20

1 PERSONAL SERVICES

Salaries and Wages

biweekly

411-01	Police Chief	91,903.00	3,534.70
411-02	Assistant Chief		
	3 @ 85,325	255,975.00	3,281.72
	Captain		
	6 @ 74,361	446,166.00	2,860.02
	Lieutenant		
	14 @ 72,532	1,015,448.00	2,789.67
	Sergeant		
	20 @ 70,805	1,416,100.00	2,723.24
	1st Class Patrol Officer		
	46 @ 69,065	3,176,990.00	2,656.34
	2nd Class Patrol Officer		
	18 @ 61,657	<u>1,109,826.00</u>	<u>2,371.39</u>
			7,512,408.00

Civilians

	Crime Tech	51,912.00	1,996.61
	Digital Media/Statistical Analyst	43,489.00	1,672.65
	Administrative Assistant	46,732.00	1,797.36
	Administrative Secretary	40,112.00	1,542.73
	Secretary 2 @ 39,609	79,218.00	1,523.41
	Parking Personnel	39,609.00	1,523.41
	Property Manager	43,489.00	1,672.65
	Office Manager	<u>42,743.00</u>	<u>1,643.95</u>
			387,304.00
	Crossing Guards 15 @ 8,154	122,310.00	
411-03	Substitute Crossing Guard	2,000.00	
	Temporary Help/Part-time	30,000.00	
411-65	IDACS Specialist	<u>2,000.00</u>	156,310.00

Other Personal Services

411-02	Shift Differential 2nd @350 3rd @ 700	57,600.00	
411-60	Overtime/ Court-time Officer-Non Officer	600,000.00	
411-66	Uniform Allowance 1@600, 114@2050	235,300.00	
	1@1000 Crime Tech		
411-66	Equipment Allowance 108@1250	135,000.00	1,027,900.00

Employee Benefits

413-01	Social Security	34,000.00	
413-02	Medicare	126,000.00	
413-03	INPRS 14.2%	55,000.00	
413-05	Health Insurance	2,515,252.00	
413-06	Life Insurance	7,000.00	
413-08	Deferred Comp Benefit	65,000.00	
413-10	77 Pension 18% + 3%	<u>1,500,000.00</u>	<u>4,302,252.00</u>
			13,386,174.00

CITY OF MISHAWAKA
2023 BUDGET

POLICE DEPARTMENT
101-20

2 SUPPLIES

Operating Supplies

422-01 Operating Supplies 160,000.00

Other Supplies

429-11 Seminars/ Community Relations 1,000.00

161,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Clinic Services 35,800.00

431-11 New Hire Physicals 32,000.00

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 450,000.00

Other Services and Charges

Advertising/Marketing 15,000.00

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 9,000.00

666,600.00

14,213,774.00

STREET DEPARTMENT

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

Staffing

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

Equipment

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

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

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

Services

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

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

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

Costs Associated with Services

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

For general information purposes, a copy of the year 2020 budget has been included for reference.

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is \$14.86. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of \$12.09 per month is provided for senior citizens.

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

Leaf pick-up and the Organic Center

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

CITY OF MISHAWAKA
2023 BUDGET

CENTRAL SERVICES DEPARTMENT
1101-22

1 PERSONAL SERVICES

Salaries and Wages

411-02 Assistant 4 @ 60,157	240,627.00	biweekly 2,313.72
Fleet Maintenance Technician		
6 @ 24.12*2092	302,723.00	
Group 1: 4 @ 22.92*2092	191,769.00	
PT maintenance 1040 hrs @ 11.00	11,440.00	
		746,559.00

Other Services Personal

411-60 Overtime	15,000.00	
411-63 Longevity	5,000.00	
411-70 Misc	<u>16,358.00</u>	
		36,358.00
		<u>782,917.00</u>

2 SUPPLIES

Office Supplies

421-90 Office Supplies	2,000.00	
------------------------	----------	--

Operating Supplies

422-02 Gas, Oil, etc.	1,000,000.00	
422-05 Equipment/Vehicle/Maint Supplies	110,000.00	

Other Supplies

429-08 Uniform/Supplies	<u>5,750.00</u>	
		1,117,750.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Health Screenings/Vaccines	1,000.00	
-----------------------------------	----------	--

Communication and Transportation

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

Repairs and Maintenance

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

Rentals

437-05 Uniforms	10,000.00	
-----------------	-----------	--

Other Services and Charges

439-09 Miscellaneous Charges	<u>1,500.00</u>	
		83,500.00
		<u><u>1,984,167.00</u></u>

CITY OF MISHAWAKA
2023 BUDGET

MOTOR VEHICLE HIGHWAY
2201-50

1 PERSONAL SERVICES

<u>Salaries and Wages</u>			biweekly
411-01	Street Commissioner	76,050.00	2,924.99
411-02	Office Administrator	41,600.00	1,599.99
	Office Manager	39,590.00	1,522.68
	Group 1: 34 @ 22.92*2092	1,630,039.00	
	CS reimburse - 60,157* 1.25 for assts.	<u>75,197.00</u>	
			1,862,476.00
<u>Other Services Personal</u>			
411-12	Specialty CDL Instructors	5,000.00	
411-60	Overtime	80,000.00	
411-63	Longevity	15,000.00	
411-64	FTO (Flexible Time Off) Plan	8,000.00	
411-70	Misc	<u>34,992.00</u>	
			142,992.00
<u>Employee Benefits</u>			
413-01	Social Security	115,000.00	
413-02	Medicare	27,000.00	
413-03	INPRS 14.2%	260,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Ins Benefits	600,000.00	
413-06	Life Insurance	2,200.00	
413-07	Deferred Comp Benefit	<u>10,000.00</u>	
			<u>1,019,200.00</u>
			3,024,668.00

2 SUPPLIES

<u>Office Supplies</u>			
421-90	Office Supplies	1,500.00	
<u>Other Supplies</u>			
429-08	Uniform Supplies	7,000.00	
429-13	Traffic Supplies	<u>35,000.00</u>	
			43,500.00

3 OTHER SERVICE AND CHARGES

<u>Professional Services</u>			
431-09	Health Screenings/ Vaccines	5,000.00	
<u>Communication and Transportation</u>			
432-03	Travel and Training	3,000.00	
432-04	Telephone/ Paging	7,500.00	
<u>Printing and Advertising</u>			
433-02	Publications	500.00	

CITY OF MISHAWAKA
2023 BUDGET

MOTOR VEHICLE HIGHWAY
2201-50

<u>Rentals</u>		
437-05 Uniforms	16,000.00	
<u>Other Services and Charges</u>		
439-09 Miscellaneous Charges	<u>3,000.00</u>	35,000.00

4 CAPITAL OUTLAYS **MVHR**

Improvements Other than Buildings		
442-01 Street Repair	<u>1,500,000.00</u>	
		<u>1,500,000.00</u>
		4,603,168.00

LOCAL ROAD AND STREET
2202-50

4 CAPITAL OUTLAYS

<u>Improvements other than Buildings</u>		
442-01 Street Repair	500,000.00	
442-04 Sidewalk and Curb Program	300,000.00	
50/50 Program	25,000.00	
445-02 Equipment	<u>263,000.00</u>	
		1,088,000.00
CSD 1T m dump w/plow - 85K		
CSD 1T s cab w/plow - 58K		
MVH 2 - 1T p-up ccab w/plow - 120K		



Wastewater Division Report

Annexation Plan – PET 23-05

WEST OF 5996 SR 23

Services

Services are provided by the Mishawaka Wastewater Division 24-hours a day, 7 days per week. 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 twenty-nine remote sewage lift stations are continuously monitored by radio telemetry.

Facilities

Mishawaka's wastewater treatment plant is a Class IV facility that was expanded in 2008 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.

For the year 2022, an average flow of 9.34 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 6 managers/supervisors, 2 chemists, 11 operators, 5 maintenance technicians, and 1 biosolids technician. At least two operators are on duty at all times.

Support Personnel

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

Past and Planned Capital Improvements

A \$42 million upgrade was completed in 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.

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 includes 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
- Addition of two grit removal tanks
- Addition of two primary clarifiers
- Addition of two aeration tanks
- Addition of two final clarifiers
- Addition of a 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

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 2022 the average removals and plant data were as follows:

	2022
Average Flow (MGD)	9.34
Peak Flow (MGD)	64.2
BOD Removed (%)	98
Phosphorus Removed (%)	85
Ammonia Removed (%)	94
Solids Removed (%)	98
Biosolids Produced (dry tons)	1431
Electricity Use (MkWH)	4.8
Natural Gas Use (Mcf)	11.3
Total Precipitation (inches)	32.74

Costs Associated with Services

Mishawaka Utilities Wastewater Division is predominately supported through revenue generated by the rates charged to customers. The Wastewater Treatment Plant Upgrade and Expansion 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 saved considerable interest expense throughout the twenty-year life of the loan. The expansion serves the dual purpose of providing capacity for continued growth in the community and cut annual combined sewer overflow (CSO) volume in-half. Because a portion of the expanded capacity will serve growth in the Northwest TIF area, TIF funding has been pledged to the Wastewater Division to assist in funding debt service payments. An annual TIF distribution of \$3.36 million reduces the rate increases necessary to fund the expansion's bond payments.

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

Wastewater

Revenue

6201.00

371.10	Commercial/Industrial Sales	9,860,264.00	
371.15	Commercial Pretreatment Sales	83,424.00	
371.21	Residential Sales	9,847,486.00	
371.27	Industrial Pretreatment Sales	39,377.00	
371.30	Municipal Sales	414,974.00	
371.31	Municipal Pretreatment Sales	2,753.00	
380.10	Penalty	262,057.00	
380.20	Penalty/Pretreatment	817.00	
381.73	Inspection Fees	6,563.00	
			20,517,715.00

Operational Revenue

381.10	Meter Charge	7,500.00	
381.26	Industrial Permits	1,476.00	
381.28	Customer Service Charge	240.00	
381.61	Televising Lines	6,728.00	
381.75	Sewer - FOG Fees	9,240.00	
381.76	Sale of Scrap	500.00	
399.00	Other Revenue	34,875.00	
			60,559.00

Interest Income

361.00	Interest	75,000.00	
			75,000.00

6202.00

381.41	T. I. F. Credit	3,360,000.00	
			3,360,000.00

608.00

381.71	Connection Fees	53,756.00	
			53,756.00
			<u>24,067,030.00</u>

1 Personal Services

6201.80

Salaries & Wages

		biweekly
411.02	Division Manager	87,008.00 3,346.45
	Assistant Manager	
	2 @ 74,199	148,398.00 2,853.80
	Operations Manager	70,774.00 2,722.07
	Chief Chemist	67,761.00 2,606.16
	Chemist	
	2 @ 62,738	125,476.00 2,412.96
	Maintenance Manager	65,774.00 2,529.75
	Operations Coordinator	56,938.00 2,189.89
	Chief Operator	
	1 @ 27.86/Hour	57,949.00 2,228.81
	Utility Operator A	
	3 @ 26.48/Hour	165,243.00 2,118.49
	Utility Operator B	
	1 @ 24.77/Hour	51,515.00 1,981.31
	Utility Operator C	
	6 @ 23.82/Hour	297,324.00 1,905.89
	Dewatering Mechanic	
	1 @ 29.73/Hour	61,830.00 2,378.05
	Maintenance Technician A	
	3 @ 27.18/Hour	169,593.00 2,174.25
	Maintenance Technician B	
	1 @ 25.20/Hour	52,422.00 2,016.21
	Maintenance Technician C	
	1 @ 24.25/Hour	50,423.00 1,939.34
	Shift Premium (1st Shift) - .40/Hour	1,664.00
	Shift Premium (3rd Shift) - .30/Hour	1,248.00
	Swing Shift Premium - .50/Hour	2,080.00
	Holiday Pay	29,400.00

1,562,820.00

Other Personal Services

411.60	Overtime	150,000.00	
411.63	Longevity	17,010.00	
411.64	FTO (Flexible Time Off) Plan	2,330.00	
411.65	Professional Certification	23,914.00	
			193,254.00

Employee Benefits

413.01	Social Security Taxes	108,877.00	
413.02	Medicare	25,464.00	
413.05	Health Insurance	462,785.00	
413.06	Life Insurance	1,188.00	
413.08	Deferred Compensation Match	14,781.00	
413.12	Pension Benefit	195,000.00	
			808,095.00

2 Supplies

6201

Office Supplies

80.42122	Office Supplies	3,000.00	
80.42212	Operation Supplies/Maintenance	44,000.00	
80.42226	Lab Supplies/Equipment	34,000.00	81,000.00

Other Supplies

80.42276	Uniforms	8,000.00	8,000.00
----------	----------	----------	----------

3 Other Services and Charges

6201

Professional Charges

80.43102	Legal Fees	150,000.00	
80.43104	Professional Services	150,000.00	
80.43105	Sewer and Drainage	300,000.00	
80.43116	Outside Lab Analysis	10,000.00	610,000.00

Communication and Transportation

80.43200	Travel	5,500.00	
80.43210	Transportation Expense	500.00	
80.43930	Education	5,000.00	11,000.00

Insurance

80.43410	Insurance - Property, Auto, WC	165,000.00	165,000.00
----------	--------------------------------	------------	------------

Utilities

80.43511	Natural Gas Purchase	100,000.00	
80.43512	Water Purchase	140,000.00	
80.43581	CMP Fuel Purchase	4,000.00	
80.45915	Electric Purchase	500,000.00	744,000.00

Repairs and Maintenance

80.42509	Hypochlorite Solution	220,000.00	
80.42510	Pretreatment Materials	20,000.00	
80.42511	Ferrous Chloride & Parts	110,000.00	
80.42512	Sodium Bisulfite	70,000.00	
80.42513	Polymer	140,000.00	
84.42224	Sludge Thickening	5,000.00	
84.42227	Biosolids Dewatering	8,000.00	
84.42313	Disinfection Equipment	20,000.00	
84.42314	Digester System	20,000.00	
84.42315	Primary Tank	5,000.00	
84.42316	Secondary Tank	275,000.00	
84.42317	Grit System	8,000.00	
84.42319	Blowers	5,000.00	
84.42321	Buildings & Grounds	100,000.00	
84.42322	Equipment	4,000.00	
84.42325	Lift Station Maintenance	50,000.00	
84.42326	SCADA - Telemetry System	5,000.00	
84.42328	Screening Equipment	5,000.00	
84.42333	Pumps & Motors	20,000.00	
84.42365	Small Tools Expense	6,000.00	
84.43140	Biosolids Land Application	100,000.00	
			1,196,000.00

Other Services and Charges

50.45200	Debt Service	8,473,870.00	
50.49500	PiLoT	2,057,212.00	
80.42310	Safety Equipment/Expense	3,000.00	
80.43114	Permit Fees	20,000.00	
80.43900	Operational General Expense	8,000.00	
80.43929	Dues, Fees, Subscriptions	9,500.00	
80.43165	B.O. Shared Expenses	418,976.00	
			10,990,558.00
			16,369,727.00

4 Capital Outlays**6203**

162.03	Lift Station Structures	100,000.00	
164.02	Plant - Structures & Improvements	385,000.00	
165.26	Secondary Tank Mechanism	200,000.00	
165.51	Sewer and Drainage	250,000.00	
167.20	Transportation Equipment	70,000.00	
			1,005,000.00

WATER SERVICE

Water Utilities

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

Serving the Proposed Annexation Area

There is a 10" water main fronting the property at 17018 S.R. 23 on the east side of the road. A tap or an extension on the water main would need to be done to supply water to the property depending on the desired use and requirements.

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 thirty-three (33) employees in the Water Division consisting of twenty four (24) union employees and nine (9) salaried personnel. An additional administrative staff of four (4) people and an office staff of twenty-three (23) carries out all billing and clerical work for both the electric and water divisions.

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

Services to Residents

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

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

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

Costs Associated with Services

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

Water

Revenue

6101.00

361.00	Interest	30,000.00
370.10	Unmetered Sales	7,000.00
371.11	Municipal Sales	500,000.00
371.21	Residential Metered Sales	5,200,000.00
371.25	Commercial Metered Sales	4,800,000.00
372.10	Municipal Fire Protection	40,000.00
372.11	Municipal Fire Protection - Hydrant Fees	40,000.00
372.20	Private Fire Protection	1,000,000.00
372.21	Private Fire Protection - Hydrant Fees	2,400,000.00
380.10	Penalty	60,000.00
381.06	Water Taps	125,000.00
381.20	Water Tower Attachments	30,000.00
381.22	Service Charges	60,000.00
381.27	Meters	30,000.00
381.29	Hydrants	6,000.00
381.39	Services	300.00
381.76	Sale of Scrap	4,000.00
399.00	Other Revenue	50,000.00

Additional Revenue

6101

253.12	Advance Construction	500,000.00
--------	----------------------	------------

14,882,300.00

1 Personal Services

6101.70

Salaries & Wages

411.02	Division Manager	87,008.00	biweekly	3,346.45
	Assistant Manager	74,199.00		2,853.80
	Meter/Backflow Supervisor	71,368.00		2,744.90
	Quality Control Assistant B	55,591.00		2,138.08
	Quality Control Assistant C	51,828.00		1,993.36
	Procurement, Inventory, & Staff Coordinator	56,938.00		2,189.89
	System Technical & Telemetry Reliability Coordinator	64,404.00		2,477.06
	Distribution System Supervisor	71,368.00		2,744.90
	GIS Coordinator	60,134.00		2,312.84
	Well Head Protection Coordinator	57,740.00		2,220.74
	Water Quality Supervisor	71,368.00		2,744.90
	Project Manager	64,338.00		2,474.52
	Heavy Equipment Operator A			
	4 @ 29.65/Hour	246,720.00		2,372.30
	Heavy Equipment Operator B			
	4 @ 28.08/Hour	233,608.00		2,246.22
	Senior Utilityman			
	2 @ 29.45/Hour	122,510.00		2,355.94
	Intermediate Utilityman			
	2 @ 27.18/Hour	113,062.00		2,174.25

Pipefitter B		
3 @ 25.20/Hour	157,266.00	2,016.21
Maintenance Technician		
1 @ 27.18/Hour	56,531.00	2,174.25
Chief Meter/Backflow Inspector		
1 @ 29.49/Hour	61,345.00	2,359.40
Meter/Backflow Inspector		
1 @ 27.30/Hour	56,773.00	2,183.55
Meter Repairman A		
1 @ 26.73/Hour	55,586.00	2,137.91
Meter Installer B		
2 @ 25.20/Hour	104,844.00	2,016.21
Working Foreman - Distribution Systems		
1 @ 31.08/Hour	64,647.00	2,486.40
Chief Mechanic - Water Treatment		
1 @ 31.08/Hour	64,647.00	2,486.40
Buildings & Grounds Technician		
1 @ 22.23/Hour	46,228.00	1,777.99
Crew Leader - .75/Hour	1,560.00	
		2,171,611.00
<u>Other Personal Services</u>		
411.60 Overtime	70,000.00	
411.63 Longevity	33,170.00	
411.64 FTO (Flexible Time Off) Plan	8,400.00	
411.65 Professional Certification	48,700.00	
		160,270.00
<u>Employee Benefits</u>		
413.01 Social Security Taxes	144,577.00	
413.02 Medicare	33,813.00	
413.05 Health Insurance	605,409.00	
413.06 Life Insurance	1,728.00	
413.08 Deferred Compensation Match	21,701.00	
413.12 Pension Benefit	316,800.00	
		1,124,028.00

2 Supplies

6101

Office Supplies

70.42122	Office Supplies	8,000.00	
70.42273	Computer Expenses	25,000.00	
			33,000.00

Other Supplies

75.41313	Employee Other Benefits	10,000.00	
75.42272	Water Quality/Lab Supplies/Construction/Meter Maintenance Materials and Supplies	600,000.00	
75.42276	Uniforms	15,000.00	
75.42508	Concrete Material	150,000.00	
			775,000.00

3 Other Services and Charges

6101

Professional Charges

70.43102	Legal Fees	25,000.00	
70.43103	Outside Services	275,000.00	
70.43104	Professional Services	600,000.00	
70.43116	Outside Lab Analysis	45,000.00	
			945,000.00

Communication and Transportation

70.43200	Travel	5,000.00	
70.43930	Education	7,000.00	
			12,000.00

Insurance

70.43410	Insurance - Property, Auto, WC	185,000.00	
			185,000.00

Utilities

70.43511	Natural Gas Purchase	75,000.00	
70.43581	CMP Fuel Purchase	60,000.00	
70.43582	Wastewater Utility Charge	50,000.00	
70.45915	Electric Purchase	800,000.00	
			985,000.00

Repairs and Maintenance

70.43210	Transportation Expense	30,000.00	
75.42241	Equipment Rental	8,000.00	
75.42530	Chemicals/Water Treatment	425,000.00	
75.43210	Construction Equipment Expense	30,000.00	
75.42332	Maintenance Repairs Expense	40,000.00	
			533,000.00

Other Services and Charges

50.45200	Debt Service	4,443,804.00	
50.49500	PiLoT	647,972.00	
70.43165	B.O. Shared Expense	418,976.00	
70.43900	Operational General Expense	10,000.00	
70.42310	Safety Equipment/Expense	20,000.00	
70.43929	Dues, Fees, Subscriptions	50,000.00	
			5,590,752.00
			12,514,661.00

4 Capital Outlays

6103

164.19	Structures/Improvements	200,000.00	
164.25	Hydrants	100,000.00	
165.13	Office Furniture and Equipment	50,000.00	
165.15	Tools, Implements, Equipment	75,000.00	
165.28	Vehicles	150,000.00	
170.00	Wells Source of Supply Cost	75,000.00	
170.02	Treatment Equipment Cost	80,000.00	
170.04	Equipment	150,000.00	
170.06	Pumping Equipment	75,000.00	
170.09	Water Treatment	100,000.00	
170.11	Supply Mains	10,000.00	
170.15	Meters	350,000.00	
170.22	Distribution Mains Cost	225,000.00	
170.23	Juday Creek Golf Course	100,000.00	
			1,740,000.00

Net Surplus/Deficit	115,701.00
---------------------	------------

Annexation Fiscal Plan

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

TAB D - APPENDICES

RESOLUTION NO. 2023-10

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:

17018 S.R. 23, South Bend, IN 46635 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:

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

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 _____,

2023, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2023, at
_____ o'clock ____M.

David A. Wood, Mayor

PETITION #23-05

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:

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

COMMON ADDRESS: 17018 State Road 23, South Bend

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 Commerical District.

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

1. Existing Conditions – The subject property is located along a heavily travelled section of S.R. 23 serving as the major gateway into Mishawaka and South Bend from the northeast part of St. Joseph County. Traffic volumes in the immediate vicinity are expected to remain consistent due to the existing commercial and residential development in northern Mishawaka and St. Joseph County. The property, which is vacant/wooded, is adjacent to a mini self-storage under construction on the north and east; single-family houses within unincorporated St. Joseph County across S.R. 23 on the west; and an office within unincorporated St. Joseph County on the south.
2. Character of Buildings in the Area – The character of buildings and land uses located along the S.R. 23 corridor between Douglas Road and Cleveland Road vary greatly and include commercial, medical, office, and single-family residential land uses. Over the last several years, single-family houses have been razed to accommodate commercial growth.
3. The most desirable/highest and best use – Because of the property's location along a heavily travelled mixed use corridor, the most desirable use for the property is commercial, office, or other non-single family residential use. Even the nearby residential properties across S.R. 23 to the west, residential use is not the highest and best use for an existing and transitioning commercial corridor.
4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. When the property is ready to be developed, a detailed final site plan for the development must be submitted to address all the applicable regulations, which would require screening of any residential properties.
5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, a 1.5 acre commercial site is reasonably consistent with adjacent and changing land uses along the S.R. 23 corridor.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2023, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2023, at _____ o'clock
_____.M.

David A. Wood, Mayor

Appendix "C" Tax Rate Chart

1. 2.

Tab Rate Chart for the year 2022 payable 2023

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2022 payable 2023, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon. The following table shows the rate of taxation on each \$100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2023. Second installment will be delinquent after November 13, 2023. John H. Murphy, Auditor of St. Joseph County.

	71 001	71 002	71 003	71 004	71 005	71 006	71 007	71 008	71 009	71 010	71 011	71 014
	Centre Township	South Bend - Centre	Clay Township	South Bend - Clay	Mishawaka - Clay	Indian Village	Roseland	German Township	South Bend - German	Greene Township	Harris Township	Lincoln Township
Fund	Fund Name											
61	County Rainy Day											
101	County General	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441
124	Cumulative Reassessment	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151
180	Debt Service	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064
181	2022 GO Highway Bond	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177
703	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
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
801	Health	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189
1301	Park & Recreation	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206
2391	Cumulative Capital Development	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
71 1	Total COUNTY	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989
61	Township Rainy Day											
101	Township General Fund	0.0062	0.0062	0.0213	0.0213	0.0213	0.0213	0.0037	0.0037	0.0082	0.0067	0.0375
180	TOWNSHIP DEBT SERVICE											
601	Twp Community Bldg			0.0038	0.0038	0.0038	0.0038			0.0118		
840	Twp Poor Relief/Twp Assistance									0.0071	0.0008	0.0206
1111	Twp Fire											
1181	Twp Fire Bldg Debt Fund											
1182	Twp Fire Equipment Debt											
1190	Twp Cum Fire											
1312	Twp Recreation							0.0072	0.0072			0.0068
2120	Township Cemetery											
8604	Twp Fire Territory General	0.4574		0.2296		0.2296	0.2296	0.2296		0.2627	0.2296	
8692	Twp Fire Territory Equip Repla	0.0308		0.0269		0.0269	0.0269	0.0269		0.0333	0.0269	
71 2	Total TOWNSHIP	0.4944	0.0062	0.2816	0.0251	0.0251	0.2816	0.2816	0.2674	0.0109	0.3231	0.2640
61	City/Town Rainy Day											
101	City General		2.3592		2.3592	1.5862		0.5406		2.3592		
180	City Debt Service											
181	City/Town Debt Payment											
241	City Fire Pension											
342	City Police Pension											
706	City/Town LR & S											
708	City MVH					0.0340						
720	City/Town Major Moves Spc											
1301	City Park & Rec		0.5550		0.5550	0.1923			0.5550			
1303	City/Town Park											
1380	Park Bond		0.0312		0.0312					0.0312		
2120	City Cemetery											
2379	City/Town CCI											
2391	City Cum Cap Development		0.0282		0.0282	0.0450	0.0336		0.0282			
6290	City Cum Sewer											
8604	City Town Fire Territory Gen											0.3503
8692	City Town Fire Terr Equip Replac											0.0292
71 3	Total CITY/TOWN	0.0000	2.9736	0.0000	2.9736	1.8575	0.0000	0.5742	0.0000	2.9736	0.0000	0.3795
22	Referendum-Exempt Operating	0.3334	0.3334	0.3334	0.3334	0.3334	0.3334	0.3334	0.3334	0.3334	0.3334	0.3334
61	School Rainy Day											
180	School Debt Service	0.2409	0.2409	0.2409	0.2409	0.2409	0.2409	0.2409	0.2409	0.2409	0.4648	0.4259
186	School Retirement/Pension Debt											0.0041
287	Referendum Debt-Exempt Capital	0.0663	0.0663	0.0663	0.0663	0.0663	0.0663	0.0663	0.0663	0.0663		
3101	Education											
3300	Operations	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.6302	0.4627	0.5376
71 4	Total SCHOOL	1.2708	1.2708	1.2708	1.2708	1.2708	1.2708	1.2708	1.2708	1.2708	0.9275	0.9676
61	Rainy Day											
101	Library General	0.2422	0.2422	0.2422	0.2422	0.2422	0.2422	0.2422	0.2422	0.2422	0.1102	0.0823
180	Library Debt Service	0.0204	0.0204	0.0204	0.0204	0.0204	0.0204	0.0204	0.0204	0.0204	0.0133	0.0593
2011	Library LIBF											
71 5	Total LIBRARY	0.2626	0.2626	0.2626	0.2626	0.2626	0.2626	0.2626	0.2626	0.2626	0.1235	0.1416
8001	So Bend Transpo		0.1006		0.1006	0.1006			0.1006			
8090	So Bend Transpo Spec Tran Cum											
8101	Airport Authority General	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256
8180	Airport Sp Airport Debt											
8190	Airport Authority Cum Bldg	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130
8210	Sp Solid Waste Ma											
8604	Special Fire Protect Terr-Gen											
8692	Spec Fire Protect Terr-Equip											
71 6	Total SPECIAL UNIT	0.0386	0.1392	0.0386	0.1392	0.1392	0.0386	0.0386	0.1392	0.0386	0.0386	0.0386
	Total Tax Rates (Less Conservancy)	2.6653	5.2513	2.4525	5.2702	4.1541	2.4525	3.0267	2.4383	5.2560	2.4940	2.1911

Property Tax System

03/23/2023 12:04 PM by KGREGORI

1. Clay Township
Tax Rates
Prior to Annexation

2. Mishawaka-Clay
Tax Rates
Post Annexation

St. Joseph County

Submitted to the State on

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2023

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: Y

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District, Special Taxing District Bonds of 2016

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 79062M

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized: I.C. 36-7-14 & I.C. 36-7-25

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County Redevelopment District

Current Debt Limit: \$28,513,058.00

Current Debt Capacity (after issuance of this debt): \$15,333,058.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s): Tri-County News and South Bend Tribune

Date of Public Hearing: 7/1/2016

Date of Final Approval/Lease Execution:

Date of Appropriation Resolution: 7/12/2016

Date of Debt Sale: 11/21/2016

Date of Debt Closing: 11/30/2016

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Provide funds to finance various improvements in or serving the NewCarlisle EconomicDevelopmentArea

Total Project Cost: \$9,197,753.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	-------------	-------------------

									Credit	
2/1/2038	\$380,000	4.00	\$7,600	\$387,600		\$395,200				\$0
8/1/2037			\$7,600	\$7,600						\$380,000
2/1/2037	\$365,000	4.00	\$14,900	\$379,900		\$394,800				\$380,000
8/1/2036			\$14,900	\$14,900						\$745,000
2/1/2036	\$350,000	4.00	\$21,900	\$371,900		\$393,800				\$745,000
8/1/2035			\$21,900	\$21,900						\$1,095,000
2/1/2035	\$335,000	4.00	\$28,600	\$363,600		\$392,200				\$1,095,000
8/1/2034			\$28,600	\$28,600						\$1,430,000
2/1/2034	\$325,000	4.00	\$35,100	\$360,100		\$395,200				\$1,430,000
8/1/2033			\$35,100	\$35,100						\$1,755,000
2/1/2033	\$310,000	4.00	\$41,300	\$351,300		\$392,600				\$1,755,000
8/1/2032			\$41,300	\$41,300						\$2,065,000
2/1/2032	\$300,000	4.00	\$47,300	\$347,300		\$394,600				\$2,065,000
8/1/2031			\$47,300	\$47,300						\$2,365,000
2/1/2031	\$290,000	4.00	\$53,100	\$343,100		\$396,200				\$2,365,000
8/1/2030			\$53,100	\$53,100						\$2,655,000
2/1/2030	\$275,000	4.00	\$58,600	\$333,600		\$392,200				\$2,655,000
8/1/2029			\$58,600	\$58,600						\$2,930,000
2/1/2029	\$265,000	4.00	\$63,900	\$328,900		\$392,800				\$2,930,000
8/1/2028			\$63,900	\$63,900						\$3,195,000
2/1/2028	\$620,000	3.00	\$73,200	\$693,200		\$766,400				\$3,195,000
8/1/2027			\$73,200	\$73,200						\$3,815,000
2/1/2027	\$600,000	3.00	\$82,200	\$682,200		\$764,400				\$3,815,000
8/1/2026			\$82,200	\$82,200						\$4,415,000
2/1/2026	\$585,000	3.00	\$90,975	\$675,975		\$766,950				\$4,415,000
8/1/2025			\$90,975	\$90,975						\$5,000,000
2/1/2025	\$565,000	3.00	\$99,450	\$664,450		\$763,900				\$5,000,000
8/1/2024			\$99,450	\$99,450						\$5,565,000
2/1/2024	\$550,000	3.00	\$107,700	\$657,700		\$765,400				\$5,565,000
8/1/2023			\$107,700	\$107,700						\$6,115,000
2/1/2023	\$535,000	3.00	\$115,725	\$650,725		\$766,450				\$6,115,000
8/1/2022			\$115,725	\$115,725						\$6,650,000
2/1/2022	\$520,000	3.00	\$123,525	\$643,525		\$767,050				\$6,650,000
8/1/2021			\$123,525	\$123,525						\$7,170,000
2/1/2021	\$505,000	3.00	\$131,100	\$636,100		\$767,200				\$7,170,000
8/1/2020			\$131,100	\$131,100						\$7,675,000
2/1/2020	\$490,000	3.00	\$138,450	\$628,450		\$766,900				\$7,675,000
8/1/2019			\$138,450	\$138,450						\$8,165,000
2/1/2019	\$565,000	3.00	\$146,925	\$711,925		\$858,850				\$8,165,000
8/1/2018			\$146,925	\$146,925						\$8,730,000

2/1/2018			\$146,925	\$146,925		\$343,641				\$8,730,000
8/1/2017			\$196,716	\$196,716						\$8,730,000
Total	\$8,730,000		\$3,306,741	\$12,036,741		\$12,036,741				

Notes

St. Joseph County

Submitted to the State on Thursday, April 12, 2018

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2021

Date of last payment or bond expiration: 7/1/2025 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: N

Basic Debt Information

Debt Name: 2017 General Obligation (Guaranteed Energy Savings) Bonds

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: Saint Joseph County

Current Debt Limit: \$54,674,687.00

Current Debt Capacity (after issuance of this debt): \$44,174,687.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing: 8/8/2017

Date of Final Approval/Lease Execution: 8/15/2017

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 10/12/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Capital improvements to County facilities for energy savings

Total Project Cost: \$10,574,935.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

6/30/2032	\$430,000	3.00	\$6,450	\$436,450		\$436,450	\$0		\$0
12/30/2031	\$425,000	3.00	\$12,825	\$437,825		\$871,875	\$0		\$430,000
6/30/2031	\$415,000	3.00	\$19,050	\$434,050			\$0		\$855,000
12/30/2030	\$410,000	3.00	\$25,200	\$435,200		\$871,475	\$0		\$1,270,000
6/30/2030	\$405,000	3.00	\$31,275	\$436,275			\$0		\$1,680,000
12/30/2029	\$400,000	2.75	\$36,775	\$436,775		\$873,981	\$0		\$2,085,000
6/30/2029	\$395,000	2.75	\$42,206	\$437,206			\$0		\$2,485,000
12/30/2028	\$390,000	2.50	\$47,082	\$437,082		\$873,975	\$0		\$2,880,000
6/30/2028	\$385,000	2.50	\$51,894	\$436,894			\$0		\$3,270,000
12/30/2027	\$380,000	2.38	\$56,406	\$436,406		\$872,266	\$0		\$3,655,000
6/30/2027	\$375,000	2.38	\$60,859	\$435,859			\$0		\$4,035,000
12/30/2026	\$370,000	2.25	\$65,022	\$435,022		\$868,922	\$0		\$4,410,000
6/30/2026	\$365,000	2.13	\$68,900	\$433,900			\$0		\$4,780,000
12/30/2025	\$365,000	2.00	\$72,550	\$437,550		\$873,700	\$0		\$5,145,000
6/30/2025	\$360,000	2.00	\$76,150	\$436,150			\$0		\$5,510,000
12/30/2024	\$355,000	2.00	\$79,700	\$434,700		\$872,950	\$0		\$5,870,000
6/30/2024	\$355,000	2.00	\$83,250	\$438,250			\$0		\$6,225,000
12/30/2023	\$350,000	2.00	\$86,750	\$436,750		\$871,950	\$0		\$6,580,000
6/30/2023	\$345,000	2.00	\$90,200	\$435,200			\$0		\$6,930,000
12/30/2022	\$345,000	2.00	\$93,650	\$438,650		\$875,700	\$0		\$7,275,000
6/30/2022	\$340,000	2.00	\$97,050	\$437,050			\$0		\$7,620,000
12/30/2021	\$335,000	2.00	\$100,400	\$435,400		\$869,100	\$0		\$7,960,000
6/30/2021	\$330,000	2.00	\$103,700	\$433,700			\$0		\$8,295,000
12/30/2020	\$330,000	2.00	\$107,000	\$437,000		\$872,250	\$0		\$8,625,000
6/30/2020	\$325,000	2.00	\$110,250	\$435,250			\$0		\$8,955,000
12/30/2019	\$325,000	2.00	\$113,500	\$438,500		\$875,200	\$0		\$9,280,000
6/30/2019	\$320,000	2.00	\$116,700	\$436,700			\$0		\$9,605,000
12/30/2018	\$315,000	2.00	\$119,850	\$434,850		\$817,300	\$0		\$9,925,000
6/30/2018	\$260,000	2.00	\$122,450	\$382,450			\$0		\$10,240,000
12/30/2017	\$0	2.00	\$53,062	\$53,062		\$53,062	\$0		\$10,500,000
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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2019

Date of last payment or bond expiration: 12/31/2024 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2015 PSAP Equipment Lease (US Bank)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 3/31/2015

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 3/31/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (PSAP Charges) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology and Equipment for a 911 Center

Total Project Cost: \$12,000,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

6/30/2015	\$601,375	2.22	\$67,188					\$668,563		\$11,398,625
12/31/2015	\$542,324	2.22	\$126,240			\$1,337,127		\$668,563		\$10,856,301
6/30/2016	\$548,329	2.22	\$120,234					\$668,563		\$10,307,972
12/31/2016	\$554,403	2.22	\$114,161			\$1,337,127		\$668,563		\$9,753,569
6/30/2017	\$560,543	2.22	\$108,021					\$668,563		\$9,193,026
12/31/2017	\$566,751	2.22	\$101,813			\$1,337,127		\$668,563		\$8,626,275
6/30/2018	\$573,027	2.22	\$95,536					\$668,563		\$8,053,248
12/31/2018	\$579,374	2.22	\$89,190			\$1,337,127		\$668,563		\$7,473,874
6/30/2019	\$585,790	2.22	\$82,773					\$668,563		\$6,888,084
12/31/2019	\$592,278	2.22	\$76,286			\$1,337,127		\$668,563		\$6,295,806
6/30/2020	\$598,838	2.22	\$69,724					\$668,571		\$5,696,968
12/31/2020	\$605,469	2.22	\$63,094			\$1,337,125		\$668,563		\$5,091,499
6/30/2021	\$612,175	2.22	\$56,388					\$668,563		\$4,479,324
12/31/2021	\$618,955	2.22	\$49,609			\$1,337,127		\$668,563		\$3,860,369
6/30/2022	\$625,810	2.22	\$42,754					\$668,563		\$3,234,559
12/31/2022	\$632,741	2.22	\$35,823			\$1,337,127		\$668,563		\$2,601,818
6/30/2023	\$639,748	2.22	\$28,815					\$668,563		\$1,962,070
12/31/2023	\$646,833	2.22	\$21,730			\$1,337,127		\$668,563		\$1,315,237
6/30/2014	\$653,997	2.22	\$14,566					\$668,563		\$661,240
12/30/2014	\$661,240	2.22	\$7,323			\$1,337,127		\$668,563		\$0
Total	\$12,000,000		\$1,371,268			\$13,371,268		\$13,371,268		

Notes

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

St. Joseph County

Submitted to the State on Wednesday, November 15, 2017

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2020

Date of last payment or bond expiration: 12/31/2028 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2017 PSAP US Bank Technology Lease Amendment

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 11/14/2017

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 11/14/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (PSAP Charges for Services) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Josephy County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology Improvements at County 911 Center

Total Project Cost: \$2,500,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

11/16/2027	\$140,017	2.46	\$1,730			\$283,494		\$141,747		\$0
5/16/2027	\$138,327	2.46	\$3,420					\$141,747		\$140,017
11/16/2026	\$136,659	2.46	\$5,098			\$283,494		\$141,747		\$278,344
5/16/2026	\$134,990	2.46	\$6,757					\$141,747		\$415,003
11/16/2025	\$133,352	2.46	\$8,395			\$283,494		\$141,747		\$549,993
5/16/2025	\$131,734	2.46	\$10,013					\$141,747		\$683,345
11/16/2024	\$130,135	2.46	\$11,612			\$283,494		\$141,747		\$815,079
5/16/2024	\$128,556	2.46	\$13,191					\$141,747		\$945,214
11/16/2023	\$126,996	2.46	\$14,751			\$283,494		\$141,747		\$1,073,770
5/16/2023	\$125,454	2.46	\$16,293					\$141,747		\$1,200,766
11/16/2022	\$123,932	2.46	\$17,815			\$283,494		\$141,747		\$1,326,220
5/16/2022	\$122,428	2.46	\$19,319					\$141,747		\$1,450,152
11/16/2021	\$120,942	2.46	\$20,805			\$283,494		\$141,747		\$1,572,580
5/16/2021	\$119,474	2.46	\$22,273					\$141,747		\$1,693,522
11/16/2020	\$118,024	2.46	\$23,723			\$283,494		\$141,747		\$1,812,996
5/16/2020	\$116,592	2.46	\$25,155					\$141,747		\$1,931,020
11/16/2019	\$115,177	2.46	\$26,570			\$283,494		\$141,747		\$2,047,612
5/16/2019	\$113,779	2.46	\$27,968					\$141,747		\$2,162,789
11/16/2018	\$112,398	2.46	\$29,348			\$283,494		\$141,747		\$2,276,568
5/16/2018	\$111,034	2.46	\$30,713					\$141,747		\$2,388,966
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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2020

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: Y

Basic Debt Information

Debt Name: 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination: 1/7/2015

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 5/1/2015

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 5/27/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (Company Guarantee) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: General Sheet Metal Expenditures

Total Project Cost: \$3,300,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

2/1/2016		3.00	\$67,100	\$67,100	\$67,100				\$3,300,000
8/1/2016		3.00	\$49,500	\$49,500	\$49,500	\$116,600			\$3,300,000
2/1/2017		3.00	\$49,500	\$49,500	\$49,500				\$3,300,000
8/1/2017		3.00	\$49,500	\$49,500	\$49,500	\$99,000			\$3,300,000
2/1/2018		3.00	\$49,500	\$49,500	\$49,500				\$3,300,000
8/1/2018	\$90,000	3.00	\$49,500	\$139,500	\$0	\$189,000			\$3,210,000
2/1/2019	\$100,000	3.00	\$48,150	\$148,150	\$0				\$3,110,000
8/1/2019	\$105,000	3.00	\$46,650	\$151,650	\$0	\$299,800			\$3,005,000
2/1/2020	\$105,000	3.00	\$45,075	\$150,075	\$0				\$2,900,000
8/1/2020	\$105,000	3.00	\$43,500	\$148,500	\$0	\$298,575			\$2,795,000
2/1/2021	\$110,000	3.00	\$41,925	\$151,925	\$0				\$2,685,000
8/1/2021	\$110,000	3.00	\$40,275	\$150,275	\$0	\$302,200			\$2,575,000
2/1/2022	\$110,000	3.00	\$38,625	\$148,625	\$0				\$2,465,000
8/1/2022	\$115,000	3.00	\$36,975	\$151,975	\$0	\$300,600			\$2,350,000
2/1/2023	\$120,000	3.00	\$35,250	\$155,250	\$0				\$2,230,000
8/1/2023	\$135,000	3.00	\$33,450	\$168,450	\$0	\$323,700			\$2,095,000
2/1/2024	\$135,000	3.00	\$31,425	\$166,425	\$0				\$1,960,000
8/1/2024	\$135,000	3.00	\$29,400	\$164,400	\$0	\$330,825			\$1,825,000
2/1/2025	\$140,000	3.00	\$27,375	\$167,375	\$0				\$1,685,000
8/1/2025	\$140,000	3.00	\$25,275	\$165,275	\$0	\$332,650			\$1,545,000
2/1/2026	\$145,000	3.00	\$23,175	\$168,175	\$0				\$1,400,000
8/1/2026	\$145,000	3.00	\$21,000	\$166,000	\$0	\$334,175			\$1,255,000
2/1/2027	\$150,000	3.00	\$18,825	\$168,825	\$0				\$1,105,000
8/1/2027	\$150,000	3.00	\$16,575	\$166,575	\$0	\$335,400			\$955,000
2/1/2028	\$155,000	3.00	\$14,325	\$169,325	\$0				\$800,000
8/1/2028	\$155,000	3.00	\$12,000	\$167,000	\$0	\$336,325			\$645,000
2/1/2029	\$160,000	3.00	\$9,675	\$169,675	\$0				\$485,000
8/1/2029	\$160,000	3.00	\$7,275	\$167,275	\$0	\$336,950			\$325,000
2/1/2030	\$160,000	3.00	\$4,875	\$164,875	\$0				\$165,000
8/1/2030	\$165,000	3.00	\$2,475	\$167,475	\$0	\$332,350			\$0
Total	\$3,300,000		\$968,150	\$4,268,150	\$265,100	\$4,268,150			

Notes

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

St. Joseph County

Submitted to the State on Monday, February 11, 2019

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2042

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: Y

Basic Debt Information

Debt Name: 2019 Motorola PSAP CAD System Capital Lease

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 1/15/2019

Date of Appropriation Resolution:

Date of Debt Sale: 1/15/2019

Date of Debt Closing: 1/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: New PSAP 911 CAD System

Total Project Cost: \$2,976,131.00

Sources

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

Uses

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

Dates

Date Bids Received: 8/24/2018

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

2/1/2026	\$475,608	3.91	\$18,596			\$494,204		\$494,204		\$0
2/1/2025	\$457,711	3.91	\$36,493			\$494,204		\$494,204		\$475,608
2/1/2024	\$440,488	3.91	\$53,716			\$494,204		\$494,204		\$933,319
2/1/2023	\$423,913	3.91	\$70,291			\$494,204		\$494,204		\$1,373,802
2/1/2022	\$407,962	3.91	\$86,242			\$494,204		\$494,204		\$1,797,721
2/1/2021	\$392,611	3.91	\$101,593			\$494,204		\$494,204		\$2,205,683
2/1/2020	\$377,837	3.91	\$116,367			\$494,204		\$494,204		\$2,598,294
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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2022

Date of last payment or bond expiration: 6/30/2032 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: N

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District Special Taxing District Bonds of 2019 (SS Double Tracking)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 79062M

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 36-7-14 and 36-7-25

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County Redevelopment District

Current Debt Limit: \$33,579,426.00

Current Debt Capacity (after issuance of this debt): \$16,039,426.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 8/13/2019

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 10/17/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Finance a portion of County's share of the South Shore Double Tracking Project

Total Project Cost: \$9,508,859.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	-------------	-------------------

									Credit	
2/1/2038	\$2,750,000		\$36,094			\$2,786,094				\$0
8/1/2037			\$36,094			\$2,711,188				\$2,750,000
2/1/2037	\$2,600,000		\$75,094							\$2,750,000
8/1/2036			\$75,094			\$2,662,313				\$5,350,000
2/1/2036	\$2,475,000		\$112,219							\$5,350,000
8/1/2035			\$112,219			\$1,036,438				\$7,825,000
2/1/2035	\$800,000		\$124,219							\$7,825,000
8/1/2034			\$124,219			\$1,009,688				\$8,625,000
2/1/2034	\$750,000		\$135,469							\$8,625,000
8/1/2033			\$135,469			\$270,938				\$9,375,000
2/1/2033			\$135,469							\$9,375,000
8/1/2032			\$135,469			\$270,938				\$9,375,000
2/1/2032			\$135,469							\$9,375,000
8/1/2031			\$135,469			\$270,938				\$9,375,000
2/1/2031			\$135,469							\$9,375,000
8/1/2030			\$135,469			\$270,938				\$9,375,000
2/1/2030			\$135,469							\$9,375,000
8/1/2029			\$135,469			\$270,938				\$9,375,000
2/1/2029			\$135,469							\$9,375,000
8/1/2028			\$135,469			\$270,938				\$9,375,000
2/1/2028			\$135,469							\$9,375,000
8/1/2027			\$135,469			\$270,938				\$9,375,000
2/1/2027			\$135,469							\$9,375,000
8/1/2026			\$135,469			\$270,938				\$9,375,000
2/1/2026			\$135,469							\$9,375,000
8/1/2025			\$135,469			\$270,938				\$9,375,000
2/1/2025			\$135,469							\$9,375,000
8/1/2024			\$135,469			\$270,938				\$9,375,000
2/1/2024			\$135,469							\$9,375,000
8/1/2023			\$135,469			\$270,938				\$9,375,000
2/1/2023			\$135,469							\$9,375,000
8/1/2022			\$135,469			\$270,938				\$9,375,000
2/1/2022			\$135,469							\$9,375,000
8/1/2021			\$135,469			\$270,938				\$9,375,000
2/1/2021			\$135,469							\$9,375,000
8/1/2020			\$213,740			\$213,740				\$9,375,000
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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2020

Date of last payment or bond expiration: 12/31/2037 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2019 U.S. Bank Police Radio Lease

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 7/2/2019

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 8/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of radios for the police department

Total Project Cost: \$1,760,003.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

2/15/2020	\$115,840	2.49	\$21,947	\$137,787			\$137,787	\$1,644,163
8/15/2020	\$117,285	2.49	\$20,502	\$137,787		\$275,574	\$137,787	\$1,526,878
2/15/2021	\$118,747	2.49	\$19,040	\$137,787			\$137,787	\$1,408,131
8/15/2021	\$120,228	2.49	\$17,559	\$137,787		\$275,574	\$137,787	\$1,287,903
2/15/2022	\$121,727	2.49	\$16,060	\$137,787			\$137,787	\$1,166,176
8/15/2022	\$123,245	2.49	\$14,542	\$137,787		\$275,574	\$137,787	\$1,042,931
2/15/2023	\$124,782	2.49	\$13,005	\$137,787			\$137,787	\$918,149
8/15/2023	\$126,338	2.49	\$11,449	\$137,787		\$275,574	\$137,787	\$791,811
2/15/2024	\$127,914	2.49	\$9,874	\$137,787			\$137,787	\$663,897
8/15/2024	\$129,509	2.49	\$8,279	\$137,787		\$275,574	\$137,787	\$534,388
2/15/2025	\$131,124	2.49	\$6,664	\$137,787			\$137,787	\$403,264
8/15/2025	\$132,759	2.49	\$5,029	\$137,787		\$275,574	\$137,787	\$270,505
2/15/2026	\$134,414	2.49	\$3,373	\$137,787			\$137,787	\$136,091
8/15/2026	\$136,091	2.49	\$1,699	\$137,794		\$275,581	\$137,794	\$0
Total	\$1,760,003		\$169,022	\$1,929,025		\$1,929,025	\$1,929,025	

Notes

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

St. Joseph County

Submitted to the State on Friday, October 25, 2019

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2033

Date of last payment or bond expiration: 12/31/2033 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2019 U.S. Bank Election Equipment Lease

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 7/2/2019

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 7/19/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of new election equipment

Total Project Cost: \$2,500,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

1/15/2020	\$235,946	2.56	\$31,975	\$267,921				\$267,921		\$2,264,054
7/15/2020	\$238,964	2.56	\$28,957	\$267,921		\$535,842		\$267,921		\$2,025,090
1/15/2021	\$242,021	2.56	\$25,901	\$267,921				\$267,921		\$1,783,069
7/15/2021	\$245,116	2.56	\$22,805	\$267,921		\$535,842		\$267,921		\$1,537,953
1/15/2022	\$248,251	2.56	\$19,670	\$267,921				\$267,921		\$1,289,702
7/15/2022	\$251,426	2.56	\$16,495	\$267,921		\$535,842		\$267,921		\$1,038,276
1/15/2023	\$254,642	2.56	\$13,280	\$267,921				\$267,921		\$783,634
7/15/2023	\$257,899	2.56	\$10,023	\$267,921		\$535,842		\$267,921		\$525,735
1/15/2024	\$261,197	2.56	\$6,724	\$267,921				\$267,921		\$264,538
7/15/2024	\$264,538	2.56	\$3,384	\$267,925		\$535,846		\$267,925		\$0
Total	\$2,500,000		\$179,214	\$2,679,214		\$2,679,214		\$2,679,214		

Notes

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

St. Joseph County

Submitted to the State on Thursday, February 17, 2022

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

Basic Debt Information

Debt Name: 2021 Ducomb Center U.S. Bank Equipment 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: 11/9/2021

Date of Appropriation Resolution: 10/12/2021

Date of Debt Sale:

Date of Debt Closing: 11/12/2021

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (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: Ducomb Center vehicles, technology, vests, radios, and equipment

Total Project Cost: \$196,272.53

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

2/15/2022	\$19,517	1.75	\$992	\$20,509				\$20,509		\$176,756
8/15/2022	\$18,962	1.75	\$1,547	\$20,509				\$20,509		\$157,794
2/15/2023	\$19,128	1.75	\$1,381	\$20,509				\$20,509		\$138,666
8/15/2023	\$19,295	1.75	\$1,214	\$20,509				\$20,509		\$119,371
2/15/2024	\$19,464	1.75	\$1,045	\$20,509				\$20,509		\$99,907
8/15/2024	\$19,635	1.75	\$874	\$20,509				\$20,509		\$80,272
2/15/2025	\$19,806	1.75	\$703	\$20,509				\$20,509		\$60,466
8/15/2025	\$19,980	1.75	\$529	\$20,509				\$20,509		\$40,486
2/15/2026	\$20,155	1.75	\$354	\$20,509				\$20,509		\$20,331
8/15/2026	\$20,331	1.75	\$178	\$20,509				\$20,509		\$0
Total	\$196,273		\$8,817	\$205,090				\$205,090		

Notes

Debt Schedule No. 78

St. Joseph County

Submitted to the State on Wednesday, December 21, 2022

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

Basic Debt Information

Debt Name: St. Joseph County General Obligation Series 2022

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 790603

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 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

Current Debt Limit: \$71,186,724.00

Current Debt Capacity (after issuance of this debt): \$65,386,724.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s): South Bend Tribune, Mishawaka Enterprise, Indianapolis Business Journal

Date of Public Hearing: 11/9/2022

Date of Final Approval/Lease Execution: 11/10/2022

Date of Appropriation Resolution: 11/10/2022

Date of Debt Sale: 12/14/2022

Date of Debt Closing: 12/21/2022

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

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: Renovation of North Liberty and Woodland Highway Garages

Total Project Cost: \$5,927,782.15

Sources

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

Uses

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

Dates

Date Bids Received: 12/14/2022

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

6/30/2023	\$910,000	4.00	\$121,800	\$1,031,800	\$0					
12/30/2023	\$940,000	4.00	\$97,800	\$1,037,800	\$0	\$2,069,600				
6/30/2024	\$960,000	4.00	\$79,000	\$1,039,000	\$0					
12/30/2024	\$980,000	4.00	\$59,800	\$1,039,800	\$0	\$2,078,800				
6/30/2025	\$995,000	4.00	\$40,200	\$1,035,200	\$0					
12/30/2025	\$1,015,000	4.00	\$20,300	\$1,035,300	\$0	\$2,070,500				
Total	\$5,800,000		\$418,900	\$6,218,900	\$0	\$6,218,900				

Notes

2022 General Obligation(Highway)Bonds
Closing on December 21, 2022

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

Basic Debt Information

Debt Name: TCU Ladder Truck Loan

Debt Status: Outstanding

Type of Indebtedness: Loan

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: 11/9/2021

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 11/30/2021

Date of Appropriation Resolution: 11/9/2022

Date of Debt Sale: 11/30/2021

Date of Debt Closing: 11/30/2021

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Ladder Truck Purchase

Total Project Cost: \$1,461,610.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion: 11/4/2022

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

12/30/2021	\$36,025	1.50	\$1,375	\$37,400			\$0		\$0	\$1,063,975
1/30/2022	\$36,070	1.50	\$1,330	\$37,400			\$0		\$0	\$1,027,905
2/28/2022	\$36,115	1.50	\$1,285	\$37,400			\$0		\$0	\$991,790
3/30/2022	\$36,160	1.50	\$1,240	\$37,400			\$0		\$0	\$955,630
4/30/2022	\$36,205	1.50	\$1,195	\$37,400			\$0		\$0	\$919,424
5/30/2022	\$36,251	1.50	\$1,149	\$37,400			\$0		\$0	\$883,173
6/30/2022	\$36,296	1.50	\$1,104	\$37,400			\$0		\$0	\$846,877
7/30/2022	\$36,341	1.50	\$1,059	\$37,400			\$0		\$0	\$810,536
8/30/2022	\$36,387	1.50	\$1,013	\$37,400			\$0		\$0	\$774,149
9/30/2022	\$36,432	1.50	\$968	\$37,400			\$0		\$0	\$737,717
10/30/2022	\$36,478	1.50	\$922	\$37,400			\$0		\$0	\$701,239
11/30/2022	\$36,523	1.50	\$877	\$37,400			\$0		\$0	\$664,716
12/30/2022	\$36,569	1.50	\$831	\$37,400		\$448,800	\$0		\$0	\$628,146
1/30/2023	\$36,615	1.50	\$785	\$37,400			\$0		\$0	\$591,532
2/28/2023	\$36,661	1.50	\$739	\$37,400			\$0		\$0	\$554,871
3/30/2023	\$36,706	1.50	\$694	\$37,400			\$0		\$0	\$518,165
4/30/2023	\$36,752	1.50	\$648	\$37,400			\$0		\$0	\$481,412
5/30/2023	\$36,798	1.50	\$602	\$37,400			\$0		\$0	\$444,614
6/30/2023	\$36,844	1.50	\$556	\$37,400			\$0		\$0	\$407,770
7/30/2023	\$36,890	1.50	\$510	\$37,400			\$0		\$0	\$370,880
8/30/2023	\$36,936	1.50	\$464	\$37,400			\$0		\$0	\$333,943
9/30/2023	\$36,983	1.50	\$417	\$37,400			\$0		\$0	\$296,961
10/30/2023	\$37,029	1.50	\$371	\$37,400			\$0		\$0	\$259,932
11/30/2023	\$37,075	1.50	\$325	\$37,400			\$0		\$0	\$222,857
12/30/2023	\$37,121	1.50	\$279	\$37,400		\$448,800	\$0		\$0	\$185,735
1/30/2024	\$37,168	1.50	\$232	\$37,400			\$0		\$0	\$148,567
2/28/2024	\$37,214	1.50	\$186	\$37,400			\$0		\$0	\$111,353
3/30/2024	\$37,261	1.50	\$139	\$37,400			\$0		\$0	\$74,092
4/30/2024	\$37,307	1.50	\$93	\$37,400			\$0		\$0	\$36,785
5/30/2024	\$36,739	1.50	\$46	\$36,785		\$186,385	\$0		\$0	\$0
Total	\$1,099,951		\$21,434	\$1,121,385		\$1,083,985	\$0		\$0	

Notes

MAY 09 2023

City Clerk
Mishawaka, IN

RESOLUTION NO. 2023-11

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:

East of 2014 E. McKinley Avenue, Mishawaka, IN 46545, approximately 300' east of N. Home Street.

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 and Community Development 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 and Community Development has prepared a written policy on annexation that has been incorporated within the fiscal plan.

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

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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER,

100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

LEGAL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

COMMON ADDRESS: EAST OF 2014 E. MCKINLEY AVENUE, MISHAWAKA, IN 46545

Section II. Following the review of documents prepared by the Department of Planning and Community Development 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 _____, 2023, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

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

2023, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2023, at
_____ o'clock ____M.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
Kenneth B. Prince, ASLA, AICP, Executive Director

May 9, 2023

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

Deborah S. Block, AMC, MMC

MAY 09 2023

City Clerk
Mishawaka, IN

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: East of 2014 E. McKinley Avenue including One (1) Tax Parcel – Located Approximately 300' East of N. Home Street

Dear Council Members and Clerk:

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

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

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on May 15, 2023.

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

Sincerely,


Derek J. Spier, AICP
City Planner

cc: David A. Wood, Mayor



City of Mishawaka

*Zolman Tire Inc.
East of 2014 E. McKinley Avenue*

*Property located North of E.
McKinley Avenue & 300' East of
N. Home Street*

May 2023

Prepared by:
City of Mishawaka
Department of Planning & Community Development
100 Lincolnway West
Mishawaka, IN
46544-2011

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

**ZOLMAN TIRE INC.
EAST OF 2014 E. MCKINLEY AVENUE, +/-300' OF N. HOME STREET
ANNEXATION FISCAL PLAN**

TABLE OF CONTENTS

TAB A	CITY OF MISHAWAKA ANNEXATION POLICY	
	City of Mishawaka Annexation Policy.....	Page 1
TAB B	BASIC DATA & FISCAL ANALYSIS	
	Basic Data & Fiscal Analysis	Page 4
	Location Map	Page 10
	Map of Existing City Limits	Page 11
	Map of Proposed City Limits	Page 12
	Aerial Photography of Land to be Annexed	Page 13
	Photographs of Property to be Annexed	Page 15
	Petition for Annexation and Zoning.....	Page 17
TAB C	SUMMARY OF SERVICES	
	Summary of Services.....	Page 22
	Sanitary Sewer, Transportation, and Drainage.....	Page 24
	Electric Service	Page 26
	Fire Protection/EMS.....	Page 28
	Parks and Recreation Opportunities	Page 35
	Police and Crime Prevention	Page 39
	Street Department	Page 43
	Waste Disposal and Recycling Services	Page 47
	Wastewater Treatment.....	Page 48
	Water Service.....	Page 50
TAB D	APPENDICES	
	"A" - Resolution Adopting Fiscal Plan	Page 52
	"B" - Annexation Ordinance	Page 55
	"C" - Tax Rate Chart for the Year 2022 Payable 2023	Page 59
	Provided by the St. Joseph County Auditor	
	"D" - Indebtedness of St. Joseph County and Penn Township	Page 60
	Per State of Indiana Gateway Website	

Annexation Fiscal Plan

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

TAB A- CITY OF MISHAWAKA **ANNEXATION POLICY**

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

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

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

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

IMPACT OF ST. JOSEPH COUNTY GROWTH

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

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

This point has also been included to identify the reciprocal concern of the City relative to the sprawling growth within unincorporated St. Joseph County. Currently, the taxpayers within the City of Mishawaka pay City taxes to sustain infrastructure and a desired level of urban services. Furthermore, the taxpayers of the City of Mishawaka also pay county taxes that are used in part to provide similar services to county residents. Cities are wholly responsible for these services within their respective jurisdictional areas. These services include, but are not limited to, road maintenance, police patrols, and emergency medical services. These are services subsidized by general county tax dollars that the City of Mishawaka contributes to but does not receive the

corresponding reciprocal benefit. The taxpayers of the county do not pay taxes that directly or indirectly support these services within the City. Based on the current division of general county funds, this equates to the City of Mishawaka financially subsidizing the sprawling growth of the county. Accordingly, the City of Mishawaka continues to seek a more equitable distribution of existing general county tax revenues. Furthermore, based on this existing inequity, it is an important objective of the City to work with county officials to ensure that there are not future increases in spending to address the problems associated with sprawling unincorporated development. The City also recognizes the need to develop fair cost-sharing practices to provide for regional services that does not adversely impact the residents of the City, while still providing for the needed/desired services in the unincorporated county.

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

STATUTORY LIMITATIONS

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

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

IMPLEMENTATION OF POLICY

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

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

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

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

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

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

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

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

SUMMARY

- It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services.
- It is the policy of the City of Mishawaka that the annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City.
- To address existing sprawl and inequitable distribution of general county tax dollars, it is the policy of the City of Mishawaka that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the taxpayers of the City of Mishawaka.
- The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties to promote the efficient delivery of services and remove chaotic boundary configurations.

Annexation Fiscal Plan

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

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:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

LEGAL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

COMMON ADDRESS: EAST OF 2014 E. MCKINLEY AVENUE, MISHAWAKA, IN 46545

Annexation Area

The area to be annexed includes one parcel of property (Tax Parcel #014-1018-0219.01) located 100' north of E. McKinley Avenue approximately 300' east of N. Home

Street. In late 2022, a majority of the 1.82 acre annexation parcel and a 0.65 acre parcel (Tax Parcel #027-1001-0536) to the south fronting E. McKinley Avenue, also owned by Zolman Tire Inc., were cleared of vegetation and backfilled. Both parcels are currently being used as a large unpaved parking area for semi-trucks and trailers. The annexation parcel is bound to the west and south with 563.24 linear feet being incorporated into the City, while the remaining adjacent properties are located in unincorporated St. Joseph County. The annexation parcel is currently zoned "R" Single Family District within unincorporated St. Joseph County. If annexed, the property will be zoned I-1 Light Industrial to allow the expansion of an adjacent automobile service and repair business, and a commercial vehicle/semi-truck service facility. A use variance is also pending approval by the Board of Zoning Appeals and Common Council to allow for the expanded uses. The preliminary site plan for both of the recently cleared properties shows a phased development. The first phase will include permanent hard surfaced access drives and parking areas, stormwater drainage improvements and retention basins, temporary asphalt drives and gravel parking areas, and landscaping and fencing. A second phase is anticipated to include the construction of a new building shown as the hatched area on the preliminary site plan.

Contiguity with the Existing City Limits

The property to be annexed into the City is 1.82 acres. The external boundary of the annexation area measures 1,126.48 linear feet with 563.24 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 50% 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 mostly flat and generally slopes to the northeast and southeast corners. Per the generalized two (2) foot contour topographic maps, elevations range from approximately 738 feet in the middle of the property to less than 732 feet in the far southeast corner of the property along E. McKinley Avenue. The natural contours and elevations have recently been altered due to the recent clearing and backfilling. The property is mostly vacant with a few remaining trees along the east and north property lines. The cleared and backfilled area is being used as an unpaved gravel parking area for semi-trucks and trailers. There are no structures on the property.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned R Single Family District within unincorporated St. Joseph County. After recently being cleared, the property is mostly vacant with a few remaining trees along the east and north property lines. There are no structures within the annexation area. If the Mishawaka Common Council approves the annexation request, the property will be zoned to the I-1 Light Industrial District to allow for the expansion of the adjacent automobile repair and fleet service businesses.

D. ASSESSMENT

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

Tax ID Number	Property Owner	Number of Acres*	Land & Imp. Valuation**
014-1018-0219.01	ZOLMAN TIRE INC.	1.82 ACRES	\$9,200

**Acreage is per a certified survey prepared by Hans P. Musser, Indiana Professional Surveyor No. LS29700002 dated March 15, 2023.*

***Per St. Joseph County Auditor, the assessed valuation includes a \$6,800 land value and \$2,400 building value. All structures have been razed.*

E. CURRENT TAX RATE

The City's tax rate 2022 payable 2023 was \$1.8575 per \$100 of assessed valuation. For property owners in Penn Township, in which this proposed annexation is located, the total taxes will be \$3.6762 per \$100 of assessed valuation. Property owners in this area currently pay \$1.9879 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	1.9879	3.6762

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

2022	\$1.8575
2021	\$2.0002
2020	\$1.9952
2019	\$2.0226
2018	\$2.0701
2017	\$2.0516
2016	\$1.9977
2015	\$1.8750
2014	\$2.0062
2013	\$1.9086
2012	\$1.8186
2011	\$1.7362
2010	\$1.6741
2009	\$1.6557
2008	\$1.5283
2007	\$1.3326
2006	\$1.3899
2005	\$1.3382
2004	\$1.3313
2003	\$1.2476
2002	\$1.8627
2001	\$5.5007 ¹
2000	\$5.2417

¹ Change in Tax Code

F. NEW ADDRESSES

If the proposed annexation is approved, the property will be zoned I-1 Light Industrial District and a use variance approved to allow for the expansion of the adjacent commercial uses. The property shall be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance. An address for the building will be assigned by the City of Mishawaka Engineering Department prior to the second phase of the development.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

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

City. In determining required services, departments reviewed the area relative to similar geographic and use areas that currently exist within the City of Mishawaka.

The standards for infrastructure and services provided by the City of Mishawaka, broken down by department, have been included within this document following Tab C. After establishing an understanding of the existing conditions, each department or agency was asked to identify any capital improvements required to serve the proposed annexation area to meet existing city standards. It will be the responsibility of any future property owner/ developer to bear any expense required to extend, when applicable, and connect to existing City services. Given the location of the proposed annexation area adjacent to the existing city limits, 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 2023 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 and requirement that all utilities will be extended to the property at the property owner's expense, 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:

In late 2022, a majority of the 1.82 acre annexation parcel and a 0.65 acre parcel (Tax Parcel #027-1001-0536) to the south were cleared of vegetation and backfilled. The most recent tax assessment indicates a building valuation of \$2,400, but there are no taxable improvements or structures. The one remaining 1,500 sq. ft. accessory building, which was located within the northwestern corner of the annexation parcel, was also demolished when the property was cleared. Both parcels are currently being used as a large unpaved semi-truck and trailer parking area for the adjacent automobile service and repair business, and commercial vehicle/semi-truck service facility. If the annexation is approved, the owner is proposing to develop the property in two phases.

As indicated on the preliminary site plan, the first phase of the development will consist of approximately 27,000 sq. ft. of permanent hard surfaced access drives and parking areas, stormwater drainage improvements and retention basins, 9,000 sq. ft. of temporary asphalt drives and other gravel parking areas, and landscaping and fencing. A second phase is anticipated to include the construction of an approximate 14,000 sq. ft. new building shown as the hatched area on the preliminary site plan.

For the purposes of this analysis, a conservative assumption was made that the property will only include the expansion of paved parking areas and access drives over the next four years. A future building is proposed but will likely not be constructed within this period of time. For similar commercial properties along N. Home Street and E. McKinley Avenue, the assessed values are approximately \$2.75 per square foot for paving (parking areas and access drives) and \$10,700 per acre for undeveloped usable land. Based upon an approximate 36,000 sq. ft. area for the proposed paving and 0.90 acres of undeveloped usable land, the initial assess valuation would be \$108,630.

Although not included in this analysis, any new buildings would result in an additional increase in the assessed valuations and provide additional tax revenue if constructed. The second phase of the development is anticipated to include a new structure.

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 2022 payable 2023". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed valuation:

\$9,200

Future anticipated property assessed valuation:

\$108,630

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: \$183

Following annexation: \$3,259

Political Subdivisions before Annexation:

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

- St. Joseph County (30.1%) - \$55.08
- Penn Township (15.0%) - \$27.45
- Penn-Harris-Madison School Corporation (46.7%) - \$85.46
- Mishawaka-Penn-Harris Public Library (6.2%) - \$11.35
- Airport Authority (1.9%) - \$3.48

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

The current tax rate of all of these entities combined is 1.9879%.

The tax rate will increase to 3.6762% upon annexation to the City, however, the other (commercial) tax cap rate including the exempt rate is set at 3%. Even though the cap is set at 3%, the revenue will increase due to the estimated increase in assessed valuation realized from the proposed commercial development. Thus, the distribution of property tax revenue is anticipated to increase for all existing tax entities, except for Penn Township, based on getting a larger 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 (16.3%) - \$531.22 (+\$476.14 per year)
- Penn Township (0.8%) - \$26.07 (-\$1.38 per year)
- Penn-Harris-Madison School Corporation (25.2%) - \$821.27 (+\$735.81 per year)
- Mishawaka-Penn-Harris Public Library (3.4%) - \$110.81 (+\$99.46 per year)
- Airport Authority (1.0%) - \$32.59 (+\$29.11 per year)
- South Bend Transpo (2.7%) - \$87.99
- City of Mishawaka (50.5%) - \$1,645.80

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

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

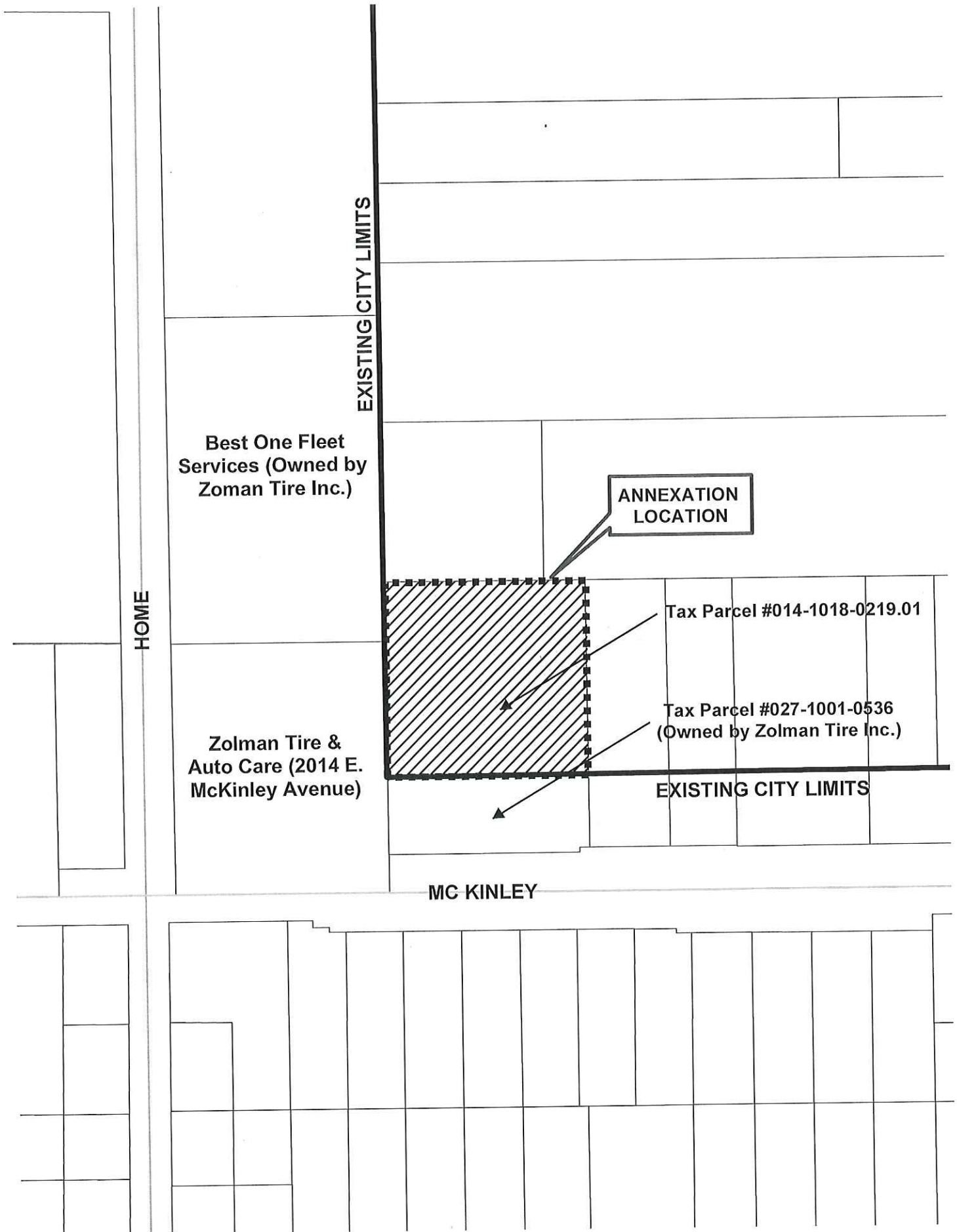
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	\$2,124.88
• Penn Township	\$104.28
• Penn-Harris-Madison School Corporation	\$3,285.08
• Mishawaka-Penn-Harris Public Library	\$443.24
• Airport Authority	\$130.36
• South Bend Transpo	\$351.96
• City of Mishawaka	\$6,583.20

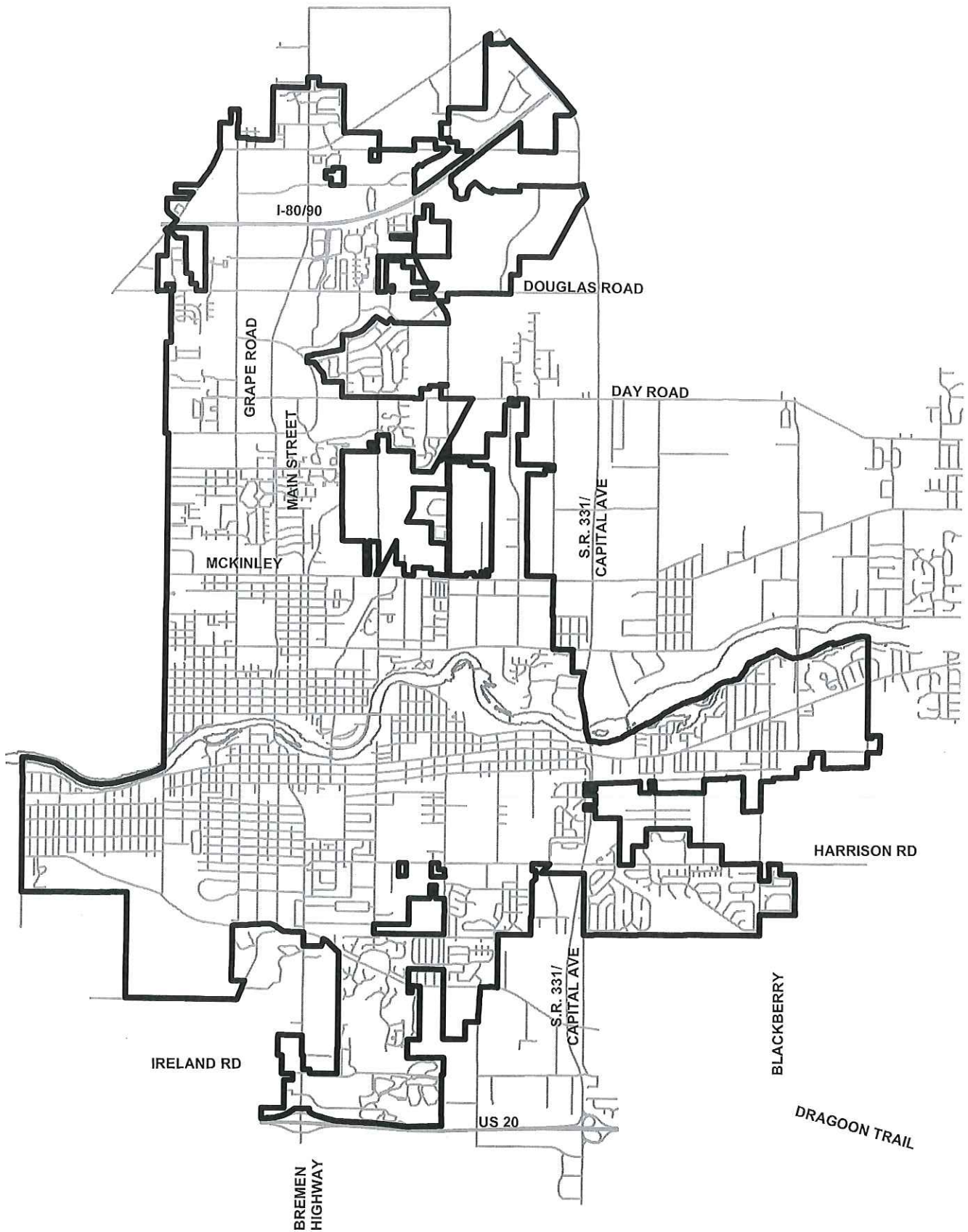
J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

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.

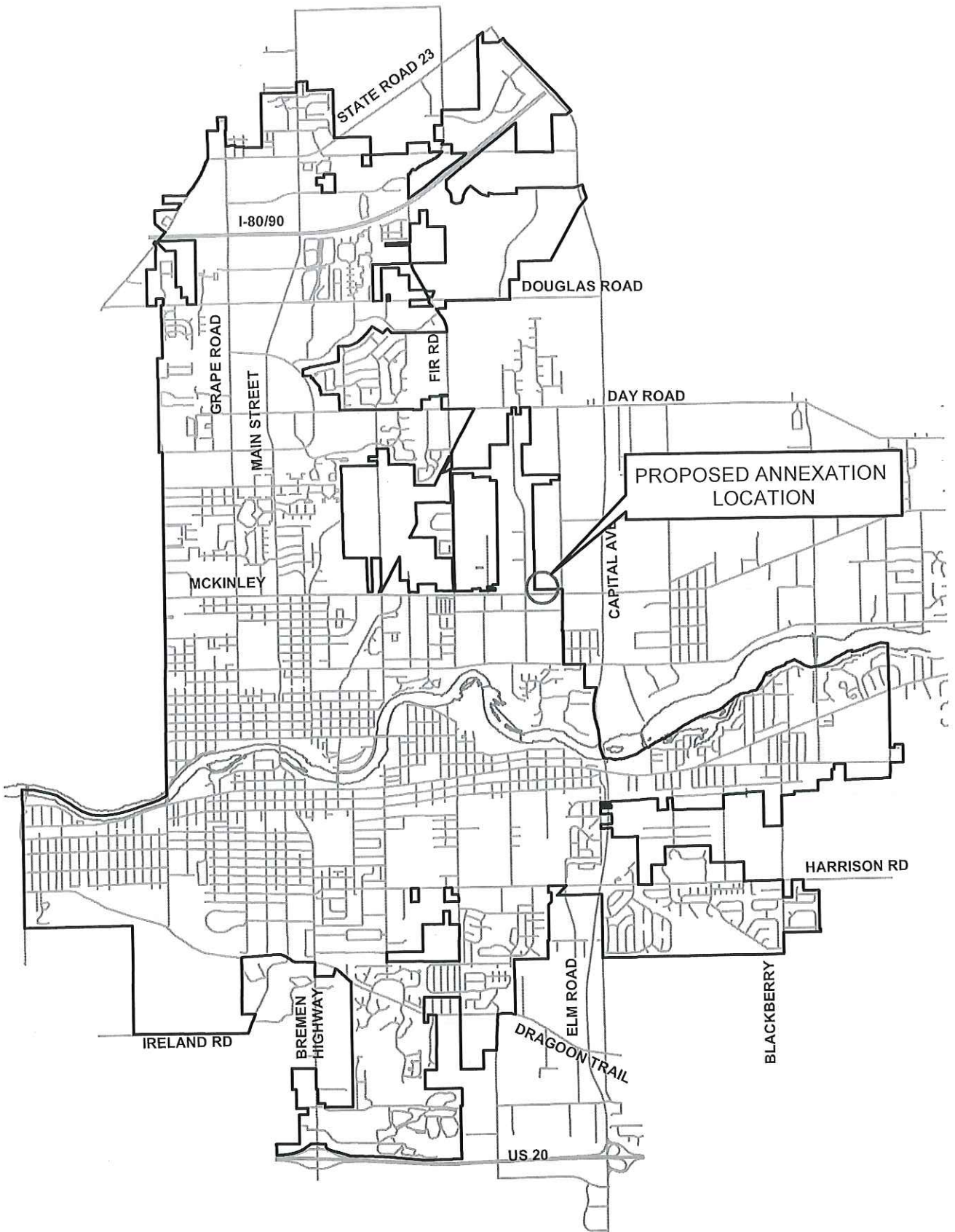
Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.



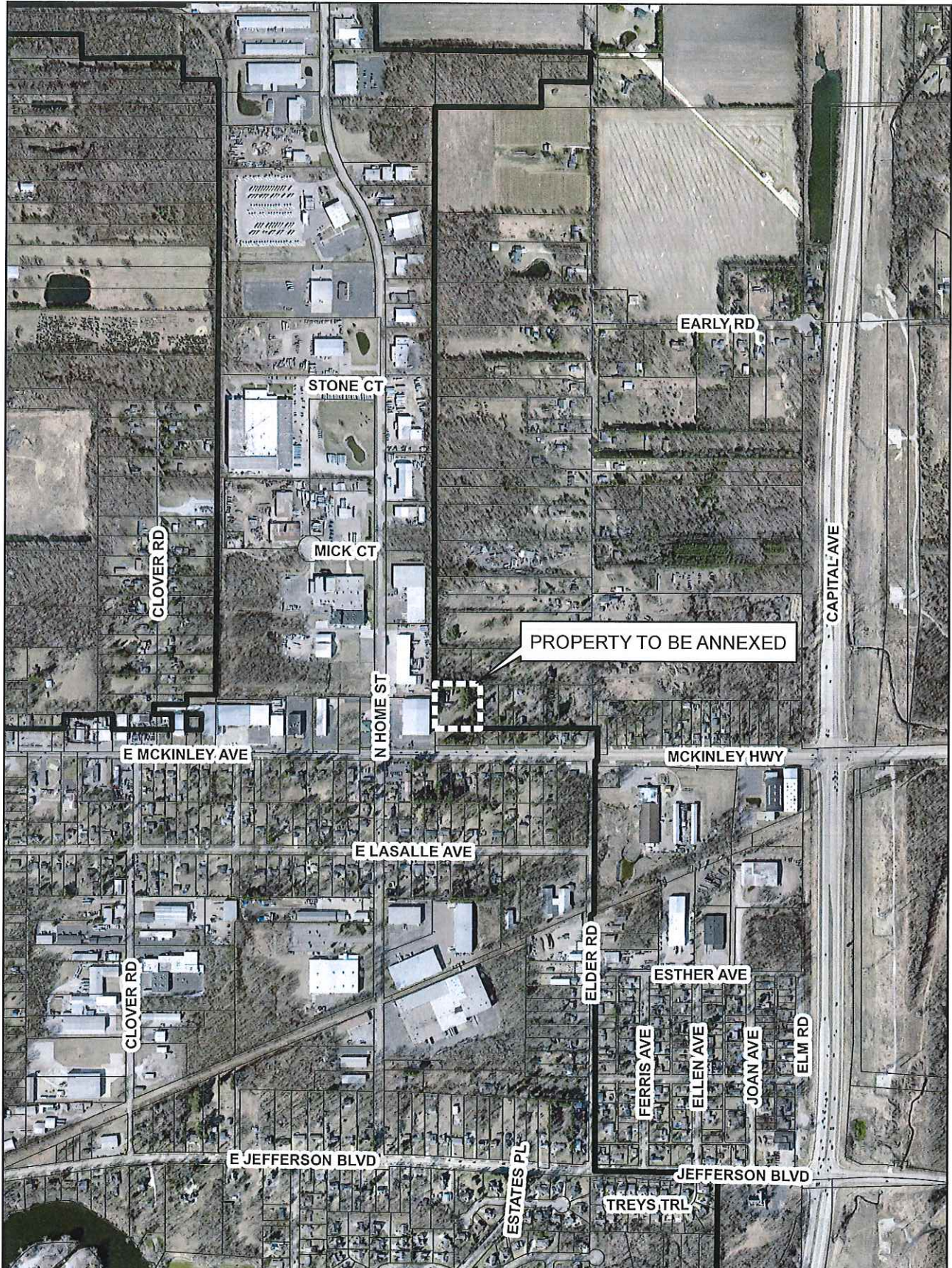
MAP OF EXISTING CITY LIMITS



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 northeasterly from the E. McKinley Avenue & N. Home Street intersection toward Zolman Tire and Auto Care east of the annexation parcel.



Looking northerly from E. McKinley Avenue toward the adjacent Zolman property and expanded parking area on the annexation parcel. Trailers can be seen on the cleared/unpaved annexation area.



Looking northerly from E. McKinley Avenue toward the expanded unpaved parking area and annexation parcel beginning approximately 100' north of the right-of-way.



Looking northerly from E. McKinley Avenue toward the eastern part of the expanded unpaved parking area and annexation parcel beginning approximately 100' north of the right-of-way.

DATE: March 22, 2023

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

FROM: Steve Ruby
Abonmarche Consultants
315 W. Jefferson Blvd.
South Bend, Indiana 46601
(574) 360-9804
sruby@abonmarhce.com

PA 23-07
Received
MAR 22 2023
Planning and
Community Development

RE: Petition for Annexation & Re-Zoning Classification – 2014 E. McKinley Ave. Mishawaka, IN

The undersigned **Nate Zolman, Zolman Tire, 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:

PROVIDED LEGAL DESCRIPTION: (Parcel: 71-09-02-477-008.000-031, 71-09-02-477-009.000-022)

(See Attached Legal)

Petitioners own one hundred (100%) percent of the above-described parcel of land which is located in the State of Indiana. The petitioners desire to have Parcel 71-09-02-477-008.000-031 Annexed into the City of Mishawaka as well have this parcel Rezoned to the I-1 Light Industrial zoning designation as a part of the annexation process.

The petition also desires to have the south parcel 71-09-02-477-009.000-022 rezoned respectively from the current R-1 Single Family Residential District to the I-1 Light Industrial Zoning district as currently defined for the existing Zolman Tire, Inc. Facility located at 2014 E. McKinley Avenue, Mishawaka, Indiana.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing an approximate size of the future building and the location of the proposed parking and drainage for the site.

Petitioners further show this proposed annexation and re-zoning to be in the best interest of the St. Joseph County and for the City of Mishawaka, Indiana.

Wherefore, Petitioners respectfully request that the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted for the annexation and rezoning the above-described parcels of real estate to the City of Mishawaka with a I-1 Light Industrial rezoning.



Nate Zolman

Zolman Tire, Inc. (Parcel: 71-09-02-477-008.000-031, 71-09-02-477-009.000-022)



Printed

Date:



EXHIBIT A

ST. JOSEPH COUNTY ANNEXATION AND REZONE DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).



HANS P. MUSSER, PS

03/15/2023

DATE

JOB NO.: 23-0101



O:\PROJECTS\2023\23-0101 ZOLMAN TIRE PARKING\WORKING-
DESIGN\SURVEY\LEGALS AND REPORTS\23-0101 ST. JOE CNTY ANNEX & REZONE
DESCRIPTION.DOCX

EXHIBIT A

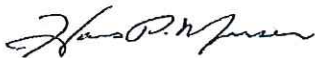
CITY OF MISHAWAKA RE-ZONE DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST. JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965; THENCE SOUTH 89° 59' 57" EAST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III, ST. JOSEPH COUNTY RECORDER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 94.233 FEET TO A CAPPED IRON ("LANG FEENEY AND ASSOCIATES") MARKING THE NORTHEAST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 21.54 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE NORTHERLY LINE OF SAID STATE OF INDIANA LAND, 6.56 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 264.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.65 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 AND BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).



HANS P. MUSSER, PS

03/15/2023

DATE

JOB NO.: 23-0101



ABONMARCHÉ
 11111 Highway 101
 Suite 100
 Richmond, BC V6V 1K1
 Canada
 Tel: 604.273.1111
 Fax: 604.273.1112
 Email: info@abonmarche.ca
 Website: www.abonmarche.ca

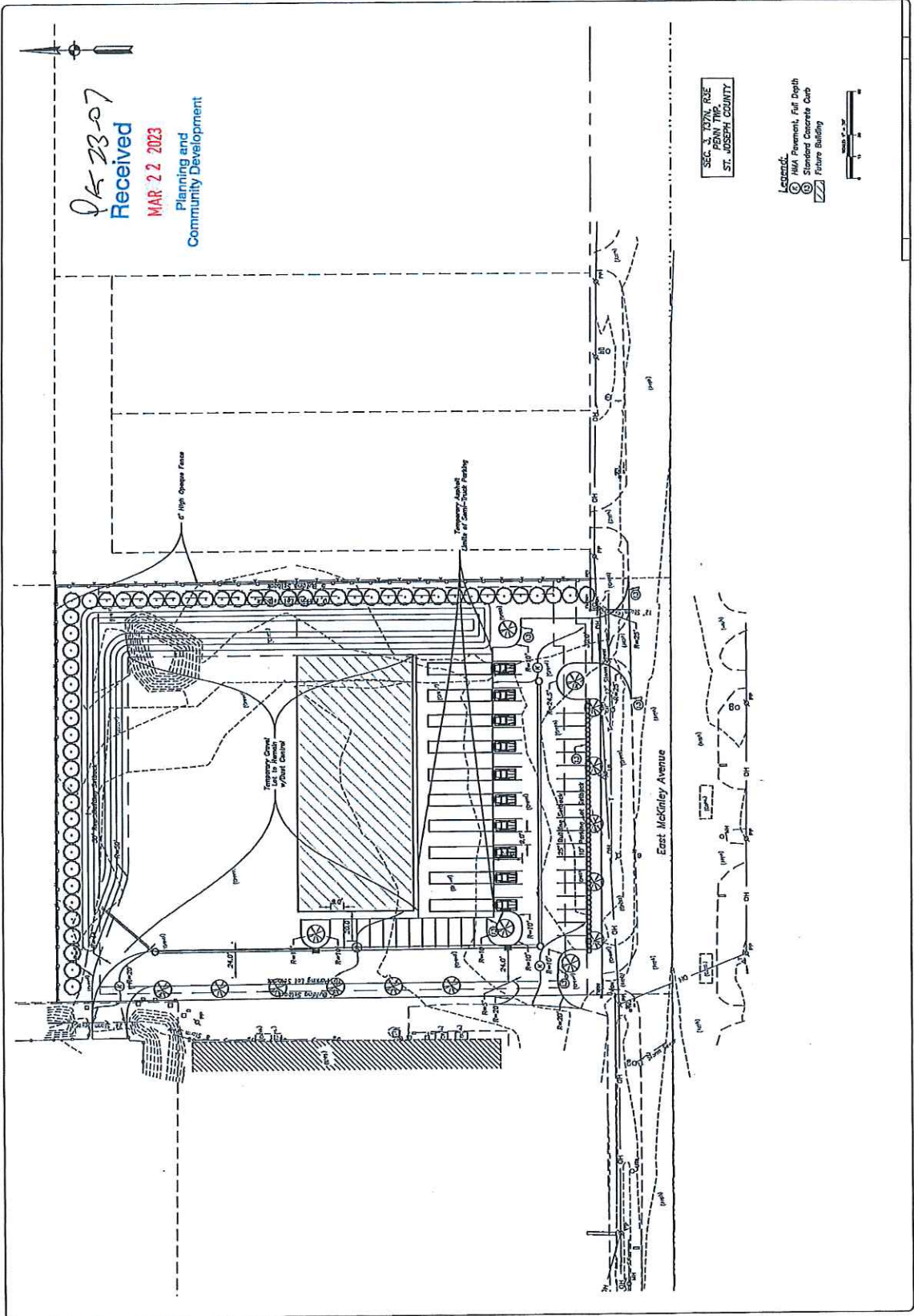
ZOLMAN TIRE PARKING
 2026 E. MCKINLEY AVENUE
 MISHAWAKA, IN 46545

SITE PLAN

PROJECT INFORMATION
 PROJECT NO.: 2020-0101
 DATE: 03/17/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISIONS
 NO. DATE DESCRIPTION
 1 03/17/2023 Initial Design
 2 03/22/2023 Final Design

23-0101
1 of 1



Annexation Fiscal Plan

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

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 over 51,000 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. Current improvements underway 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 began in 2021 with both projects anticipated to come online in summer 2023. Planned future improvements include the replacement of the storage reservoir at the Virgil Treatment Plant originally constructed in 1923.

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 five 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 six minutes on average to a call.

The Mishawaka Police Department, with approximately 100 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 approximately 10,700 calls in 2022. The City, with its population of over 51,000, responds to about 50% more calls than the County ambulance service does, with its population of over 120,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

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

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

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

Trash pick-up in the City is also inexpensive and efficient, with the monthly fee for single-family trash pickup at \$14.86. For senior citizens, the rate is \$12.09. The rates include the cost of recycling and yard waste, which is picked up on the same day the trash.

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

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

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sanitary Sewer Infrastructure

The City has an existing 10" gravity sanitary sewer main located on the north side of E. McKinley Ave. If any future connections to sanitary sewer are needed for this annexation, sanitary sewer shall be extended from this location on to the proposed development. 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

This property has approximately 280' of frontage along E. McKinley Ave. Currently, E. McKinley Ave is a two-lane section with one eastbound travel lane, and one westbound travel lane. If access to E. McKinley Ave is desired with this development, then the drive approach shall be constructed to meet our Engineering Standards for commercial drives.

Existing Storm Sewer/Drainage Infrastructure

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

Planned Capital Expenditures, Staff and Rates

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

Personal Service Programs

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

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

CITY OF MISHAWAKA
2023 BUDGET

ENGINEERING DEPARTMENT
1101-13

1 PERSONAL SERVICES

<u>Salaries and Wages</u>		biweekly
411-01	Director of Engineering	87,648.00 3,371.05
411-02	Assistant Director	72,761.00 2,798.48
	Project Manager	70,523.00 2,712.41
	Traffic Manager	60,134.00 2,312.84
	Project Coordinator	44,814.00 1,723.59
	Office Manager	39,590.00 1,522.68
	City GIS Coordinator	<u>60,134.00</u> 2,312.84
<i>Utility salary ordinance displays utility portion of salaries</i>		435,604.00

Other Personal Services

411-65	PE Certification	10,000.00 192.31
411-70	Misc	<u>15,559.00</u>

461,163.00

2 SUPPLIES

Office Supplies

421-90	General Supplies	<u>8,000.00</u>
		8,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-06	Consulting	5,000.00
--------	------------	----------

Communication and Transportation

432-03	Travel and Training	10,000.00
432-04	Telephone/Technology	750.00

Repairs and Maintenance

436-01	Equipment Repair	2,500.00
--------	------------------	----------

Other Services and Charges

439-03	Subscriptions, Dues, etc.	<u>1,000.00</u>
		19,250.00
		<u>488,413.00</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 tower, 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.

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. If annexed, this would be the primary responding station since it is the nearest to the site.

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 2022 out of 10,686 runs 8,098 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 2022 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. There are only thirty-four (34) Class 2 departments in Indiana.

During the last audit in November of 2019 Mishawaka's rating improved from 78.65% out of a maximum of 100% in 2012 to 88.35% out of 100% in 2020.

We are currently only 1.65% away from a Class one (1) designation of which there are only five (5) 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 and we anticipate breaking ground on the new station early in 2023.

Plans are also underway to place a fourth A.L.S. Paramedic ambulance in service during the second half of 2023. Our department is adding six new members to help staff the new apparatus.

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 2022 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 2023 budget has been included for reference.

CITY OF MISHAWAKA
2023 BUDGET

FIRE/EMS DEPARTMENT
1101-19

1 PERSONAL SERVICES

<u>Salaries and Wages</u>		biweekly
411-01	Fire Chief	89,918.00 3,458.37
411-02	Assistant Chief	
	4 @ 83,458	333,829.00 3,209.89
	Battalion Chief	
	3 @ 76,192	228,575.00 2,930.45
	Captain 15 @ 72,497	1,087,452.00 2,788.34
	Lieutenant	
	15 @ 70,615	1,059,217.00 2,715.94
	Fire Inspector	
	1 @ 72,497 2 @ 70,615	213,726.00 2,788.34 2,715.94
	Driver Operator	
	30 @ 68,799	2,063,954.00 2,646.09
	1st Class Firefighter	
	34 @ 67,774	2,304,313.00 2,606.69
	Master Firefighter	
	11 @ 64,853	<u>713,375.00</u> 2,494.32
		8,094,359.00
	<u>Civilian</u>	
	Administrative Assistant	<u>46,732.00</u> 1,797.36
		46,732.00
<u>Other Personal Services</u>		
411-12	Specialty Pay	550,000.00
411-60	Overtime	1,000,000.00
411-66	Uniform Allowance 116 @ 1,250	148,125.00
	new hires 5 @ 625	
411-67	Pension Equalization	<u>11,500.00</u>
		<u>1,709,625.00</u>
		9,850,716.00
<u>Employee Benefits</u>		
413-01	Social Security	15,000.00
413-02	Medicare	140,000.00
413-03	INPRS 14.2%	35,000.00
413-05	Health Insurance	2,808,512.00
413-06	Life/Disability Insurance	6,500.00
413-08	Deferred Comp Match	70,000.00
413-09	77 Pension 18% + 3%	<u>1,650,000.00</u>
		<u>4,725,012.00</u>
		14,575,728.00

CITY OF MISHAWAKA
2023 BUDGET

FIRE/EMS DEPARTMENT
101-19

2 SUPPLIES

Office Supplies

421-90 Office Supplies 6,000.00

Operating Supplies

422-01 Operating Supplies 225,000.00

422-03 Medical Supplies 180,000.00

Other Supplies

429-10 Public Education

Training/ Seminar

Supplies/Refreshments 6,000.00

417,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Clinic Services 35,800.00

431-11 Physicals 90,000.00

Communication and Transportation

432-03 Travel and Training 70,000.00

Repairs and Maintenance

436-01 Building/ Equipment Repair 150,000.00

Professional Services

436-90 Service Contracts 193,000.00

436-91 Laundry Maintenance 3,000.00

Other Services and Charges

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

561,800.00

15,554,528.00

CITY OF MISHAWAKA
2023 BUDGET

AMBULANCE FUND
6606-50

4 CAPITAL OUTLAY

Machinery and Equipment

445-07 Medical Equipment 356,000.00

2022 Tahoe \$41K

Medic #2 Refurb \$250K

Powerload Cot \$25K

Life Pak 15 \$40K

356,000.00

356,000.00

CITY OF MISHAWAKA
2023 BUDGET

ARPA PUBLIC SAFETY
2403-50

1 PERSONAL SERVICES

Salaries and Wages

biweekly

411-02	Probationary FF		
	6@ 56,154	336,925.00	2,159.77
	Recruit		
	6@ 45,926	275,553.00	1,766.36

612,478.00

Other Personal Services

411-60	Overtime	25,000.00	
411-66	Uniform Allowance	3,750.00	
	6@625		

28,750.00

Employee Benefits

413-01	Social Security	13,000.00	
413-02	Medicare	5,772.00	
413-05	Health Insurance	75,000.00	
413-08	Deferred Comp Match	5,000.00	
413-09	77 Pension 18% + 3%	<u>60,000.00</u>	

158,772.00

800,000.00

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
2023 BUDGET

PARK AND RECREATION
2204-50

1 PERSONAL SERVICES

Salaries and Wages

411-01	Department Head	76,051.00	biweekly 2,925.04
411-02	Regular Employees	797,499.00	
	Group 1: 16@22.92*2092	767,178.00	
411-03	Temporary/Summer Help	750,000.00	2,390,728.00
	CS reimburse - 61,326* 1.25 for assts.	75,197.00	
	Reimburse MVH Director - 77,527*5%	3,803.00	<u>79,000.00</u>
			2,469,728.00

Other Services Personal

411-60	Overtime	25,000.00	
411-63	Longevity	15,200.00	
411-64	FTO	12,000.00	
411-70	Misc	<u>33,213.00</u>	
			85,413.00

Employee Benefits

413-01	Social Security	140,000.00	
413-02	Medicare	30,000.00	
413-03	PERF 14.2%	225,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Insurance Benefits	360,000.00	
413-06	Life Insurance	2,000.00	
413-08	Deferred Comp Match	8,000.00	
			<u>770,000.00</u>

2 SUPPLIES

3,325,141.00

Office Supplies

421-90	Office Supplies	8,000.00
--------	-----------------	----------

Operating Supplies

422-02	Gas, Oil, Parts, etc.	73,000.00
--------	-----------------------	-----------

Other Supplies

429-09	Merrifield/Ironworks Complex Supplies	42,000.00	
429-14	Maintenance Supplies	110,000.00	
429-15	Program Supplies	45,000.00	
429-16	Golf Course Concessions	40,000.00	
429-18	Athletic Event Supplies	55,000.00	
429-19	Battell Center Supplies	15,000.00	
429-20	Golf Course Supplies	60,000.00	
429-21	Other Concessions	5,000.00	
429-23	Merrifield Concessions	<u>28,000.00</u>	
			481,000.00

CITY OF MISHAWAKA
2023 BUDGET

PARK AND RECREATION
2204-50

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 150,000.00

Utility Services

435-01 MU/AEP Charges 500,000.00

435-02 NIPSCO 50,000.00

Repairs and Maintenance

436-01 Equipment/Facility Repair 100,000.00

436-90 Service Contracts 170,000.00

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 20,000.00

439-21 Recreation Event/Entertainment 60,000.00

439-93 Sales Tax 25,000.00

1,146,500.00

4,952,641.00

CITY OF MISHAWAKA
2023 BUDGET

PARK AND RECREATION NON-REVERTING
2211-50

1 PERSONAL SERVICES

Salaries and Wages

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

2 SUPPLIES

Other Supplies

429-09	Merrifield Supplies and Repairs	45,000.00	
429-09	Wilson Supplies and Repairs	12,000.00	
429-17	Landscaping/Chemical Supplies	<u>90,000.00</u>	147,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-06	Consulting	95,000.00	
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>	<u>144,500.00</u>

316,500.00

POLICE AND CRIME PREVENTION

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

Staffing

There are currently a total of 10 full time civilians within the Mishawaka Police Department, and are budgeted for 114 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 10 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 16-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, M16 type rifles, Tasers, and body armor. All uniform officers have been provided with the newest up to date body camera's. In addition, squad 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 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 6 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

New in 2023 is the hiring of a part time Park Police officer and has been determined to very successful. Several methods of patrol have been utilized, including the Kawasaki mule, bicycles and motorcycle. The extra patrol 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 are also 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 2022 including three homicide scenes. 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 39,159 calls for service in 2022. That number also reflects reporting on 2,242 vehicle crashes.

For general information purposes, a copy of the year 2023 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
2023 BUDGET

POLICE DEPARTMENT

1101-20

1 PERSONAL SERVICES

Salaries and Wages

biweekly

411-01	Police Chief	91,903.00	3,534.70
411-02	Assistant Chief		
	3 @ 85,325	255,975.00	3,281.72
	Captain		
	6 @ 74,361	446,166.00	2,860.02
	Lieutenant		
	14 @ 72,532	1,015,448.00	2,789.67
	Sergeant		
	20 @ 70,805	1,416,100.00	2,723.24
	1st Class Patrol Officer		
	46 @ 69,065	3,176,990.00	2,656.34
	2nd Class Patrol Officer		
	18 @ 61,657	<u>1,109,826.00</u>	<u>2,371.39</u>
			7,512,408.00

Civilians

	Crime Tech	51,912.00	1,996.61
	Digital Media/Statistical Analyst	43,489.00	1,672.65
	Administrative Assistant	46,732.00	1,797.36
	Administrative Secretary	40,112.00	1,542.73
	Secretary 2 @ 39,609	79,218.00	1,523.41
	Parking Personnel	39,609.00	1,523.41
	Property Manager	43,489.00	1,672.65
	Office Manager	<u>42,743.00</u>	<u>1,643.95</u>
			387,304.00
	Crossing Guards 15 @ 8,154	122,310.00	
411-03	Substitute Crossing Guard	2,000.00	
	Temporary Help/Part-time	30,000.00	
411-65	IDACS Specialist	<u>2,000.00</u>	156,310.00

Other Personal Services

411-02	Shift Differential 2nd @350 3rd @ 700	57,600.00	
411-60	Overtime/ Court-time Officer-Non Officer	600,000.00	
411-66	Uniform Allowance 1@600, 114@2050	235,300.00	
	1@1000 Crime Tech		
411-66	Equipment Allowance 108@1250	135,000.00	1,027,900.00

Employee Benefits

413-01	Social Security	34,000.00	
413-02	Medicare	126,000.00	
413-03	INPRS 14.2%	55,000.00	
413-05	Health Insurance	2,515,252.00	
413-06	Life Insurance	7,000.00	
413-08	Deferred Comp Benefit	65,000.00	
413-10	77 Pension 18% + 3%	<u>1,500,000.00</u>	<u>4,302,252.00</u>
			13,386,174.00

CITY OF MISHAWAKA
2023 BUDGET

POLICE DEPARTMENT
101-20

2 SUPPLIES

Operating Supplies

422-01 Operating Supplies 160,000.00

Other Supplies

429-11 Seminars/ Community Relations 1,000.00

161,000.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Clinic Services 35,800.00

431-11 New Hire Physicals 32,000.00

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 450,000.00

Other Services and Charges

Advertising/Marketing 15,000.00

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 9,000.00

666,600.00

14,213,774.00

STREET DEPARTMENT

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

Staffing

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

Equipment

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

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

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

Services

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

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

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

Costs Associated with Services

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

For general information purposes, a copy of the year 2020 budget has been included for reference.

CITY OF MISHAWAKA
2023 BUDGET

CENTRAL SERVICES DEPARTMENT
1101-22

1 PERSONAL SERVICES

Salaries and Wages

411-02	Assistant 4 @ 60,157	240,627.00	biweekly 2,313.72
	Fleet Maintenance Technician		
	6 @ 24.12*2092	302,723.00	
	Group 1: 4 @ 22.92*2092	191,769.00	
	PT maintenance 1040 hrs @ 11.00	11,440.00	

746,559.00

Other Services Personal

411-60	Overtime	15,000.00
411-63	Longevity	5,000.00
411-70	Misc	<u>16,358.00</u>

36,358.00

782,917.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	2,000.00
--------	-----------------	----------

Operating Supplies

422-02	Gas, Oil, etc.	1,000,000.00
422-05	Equipment/Vehicle/Maint Supplies	110,000.00

Other Supplies

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

1,117,750.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09	Health Screenings/Vaccines	1,000.00
--------	----------------------------	----------

Communication and Transportation

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

Repairs and Maintenance

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

Rentals

437-05	Uniforms	10,000.00
--------	----------	-----------

Other Services and Charges

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

83,500.00

1,984,167.00

CITY OF MISHAWAKA
2023 BUDGET

MOTOR VEHICLE HIGHWAY
2201-50

1 PERSONAL SERVICES

<u>Salaries and Wages</u>			biweekly
411-01	Street Commissioner	76,050.00	2,924.99
411-02	Office Administrator	41,600.00	1,599.99
	Office Manager	39,590.00	1,522.68
	Group 1: 34 @ 22.92*2092	1,630,039.00	
	CS reimburse - 60,157* 1.25 for assts.	<u>75,197.00</u>	
			1,862,476.00

Other Services Personal

411-12	Specialty CDL Instructors	5,000.00	
411-60	Overtime	80,000.00	
411-63	Longevity	15,000.00	
411-64	FTO (Flexible Time Off) Plan	8,000.00	
411-70	Misc	<u>34,992.00</u>	
			142,992.00

Employee Benefits

413-01	Social Security	115,000.00	
413-02	Medicare	27,000.00	
413-03	INPRS 14.2%	260,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Ins Benefits	600,000.00	
413-06	Life Insurance	2,200.00	
413-07	Deferred Comp Benefit	<u>10,000.00</u>	
			<u>1,019,200.00</u>
			3,024,668.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	1,500.00	
--------	-----------------	----------	--

Other Supplies

429-08	Uniform Supplies	7,000.00	
429-13	Traffic Supplies	<u>35,000.00</u>	
			43,500.00

3 OTHER SERVICE AND CHARGES

Professional Services

431-09	Health Screenings/ Vaccines	5,000.00	
--------	-----------------------------	----------	--

Communication and Transportation

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

Printing and Advertising

433-02	Publications	500.00	
--------	--------------	--------	--

CITY OF MISHAWAKA
2023 BUDGET

MOTOR VEHICLE HIGHWAY
2201-50

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	1,500,000.00
		1,500,000.00
		4,603,168.00

LOCAL ROAD AND STREET
2202-50

4 CAPITAL OUTLAYS

Improvements other than Buildings

442-01	Street Repair	500,000.00
442-04	Sidewalk and Curb Program	300,000.00
	50/50 Program	25,000.00
445-02	Equipment	263,000.00
	CSD 1T m dump w/plow - 85K	1,088,000.00
	CSD 1T s cab w/plow - 58K	
	MVH 2 - 1T p-up ccab w/plow - 120K	

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is \$14.86. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of \$12.09 per month is provided for senior citizens.

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

Leaf pick-up and the Organic Center

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

Wastewater

Services

Services are provided by the Mishawaka Wastewater Division 24-hours a day, 7 days per week. 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 twenty-nine remote sewage lift stations are continuously monitored by radio telemetry.

Facilities

Mishawaka's wastewater treatment plant is a Class IV facility that was expanded in 2008 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.

For the year 2022, an average flow of 9.34 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 6 managers/supervisors, 2 chemists, 11 operators, 5 maintenance technicians, and 1 biosolids technician. At least two operators are on duty at all times.

Support Personnel

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

Past and Planned Capital Improvements

A \$42 million upgrade was completed in 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.

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 includes 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
- Addition of two grit removal tanks
- Addition of two primary clarifiers
- Addition of two aeration tanks
- Addition of two final clarifiers
- Addition of a 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

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 2022 the average removals and plant data were as follows:

	2022
Average Flow (MGD)	9.34
Peak Flow (MGD)	64.2
BOD Removed (%)	98
Phosphorus Removed (%)	85
Ammonia Removed (%)	94
Solids Removed (%)	98
Biosolids Produced (dry tons)	1431
Electricity Use (MkWH)	4.8
Natural Gas Use (Mcf)	11.3
Total Precipitation (inches)	32.74

Costs Associated with Services

Mishawaka Utilities Wastewater Division is predominately supported through revenue generated by the rates charged to customers. The Wastewater Treatment Plant Upgrade and Expansion 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 saved 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

Currently there is a 12" water main fronting the property east of 2014 E. McKinley Avenue. A water main extension or new tap would need to be made to provide water service.

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 thirty-three (33) employees in the Water Division consisting of twenty (24) 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 (28) vehicles and eight (9) 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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

TAB D - APPENDICES

RESOLUTION NO. 2023-11

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:

East of 2014 E. McKinley Avenue, Mishawaka, IN 46545, approximately 300' east of N. Home Street.

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 and Community Development 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 and Community Development has prepared a written policy on annexation that has been incorporated within the fiscal plan.

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

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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER,

100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

LEGAL RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

COMMON ADDRESS: EAST OF 2014 E. MCKINLEY AVENUE, MISHAWAKA, IN 46545

Section II. Following the review of documents prepared by the Department of Planning and Community Development 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 _____, 2023, at _____ o'clock __.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

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

2023, at _____ o'clock __.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2023, at
_____ o'clock __.M.

David A. Wood, Mayor

PETITION #23-07

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

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

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

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

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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51"

Proposed Ordinance No. _____

Ordinance No. _____

WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

Property located east of 2014 E McKinley Avenue

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

Section 2. WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the reclassification of the zoning as herein set forth of the real estate hereinafter described.

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

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

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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND AND BEING THE POINT OF

Proposed Ordinance No. _____

Ordinance No. _____

BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST. JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965; THENCE SOUTH 89° 59' 57" EAST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III, ST. JOSEPH COUNTY RECORDER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 94.233 FEET TO A CAPPED IRON ("LANG FEENEY AND ASSOCIATES") MARKING THE NORTHEAST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 21.54 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE NORTHERLY LINE OF SAID STATE OF INDIANA LAND, 6.56 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 264.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.65 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 AND BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

Property located east of 2014 E McKinley Avenue approximately 100' +/- immediately north of the right-of-way which real estate is now classified as R-1 Single Family Residential District shall hereafter be within and a part of that District known as I-1 Light Industrial District designated in "The Zoning Ordinance of 1966" as amended.

Section 3. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions – The subject property is located along the heavily travelled E. McKinley Avenue 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 or increase in future years due to added travel lane projects. The property was recently cleared and is currently being used as a large unpaved parking area for semi-trucks and trailers. Adjacent land uses include a wooded residential property to the north; an automobile service and repair business, and commercial vehicle/semi-truck service facility to the west; and single-family residential properties to the south and east.
2. Character of Buildings in the Area – The character of buildings and land uses located along E. McKinley Avenue corridor vary greatly and include commercial, industrial, and residential 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 should not be injurious to the property values in the surrounding area. Landscaping and screening compliant with the light industrial regulations is required to adequately screen the adjacent residentially occupied or zoned properties.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided commercial and industrial development along E. McKinley Avenue between Elder Road and Fir Road/N. Byrkit Avenue.

Proposed Ordinance No. _____

Ordinance No. _____

Section 4. 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 _____, 2023, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2023, at _____ o'clock _____.M.

David A. Wood, Mayor

2.

1.

Tab Rate Chart for the year 2022 payable 2023

Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2022 payable 2023, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon. The following table shows the rate of taxation on each \$100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2023. Second installment will be delinquent after 105Second installment will be delinquent after November 13, 2023. John H. Murphy, Auditor of St. Joseph County.

	21 018	21 022	21 023	21 025	21 026	21 027	21 028	21 029	21 030	21 031	21 032	21 033	21 034	21 035	21 036	21 037
	New Carlisle	Mishawaka - Phm School	Mishawaka - Penn	Portage Township	South Bend - Portage	Union Township	Lakeville	Warren Township	Osceola	Penn Township	Penn Township - Mishawaka Schools	South Bend - Penn	Liberty Township	North Liberty	Mishawaka - Harris	South Bend Warren
Fund	Fund Name															
61	County Rainy Day															
101	County General	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441	0.4441
124	Cumulative Reassessment	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151	0.0151
180	Debt Service	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064	0.0064
181	2022 GO Highway Bond	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177	0.0177
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
790	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
801	Health	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189	0.0189
1301	Park & Recreation	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206	0.0206
7390	Cumulative Capital Development	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333	0.0333
71.1	Total COUNTY	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989	0.5989
61	Township Rainy Day															
101	Township General Fund	0.0415	0.0114	0.0114			0.0670	0.0670	0.0305	0.0114	0.0114	0.0114	0.0114	0.0631	0.0631	0.0305
180	TOWNSHIP DEBT SERVICE									0.0413	0.0413	0.0413				
601	Twp Community Bldg															
840	Twp Poor Relief/Twp Assistance	0.0013	0.0183	0.0182	0.0446	0.0446				0.0182	0.0182	0.0182	0.0182		0.0008	
1111	Twp Fire															
1181	Twp Fire Bldg Debt Fund						0.0576	0.0576	0.2273							
1187	Twp Fire Equipment Debt						0.0361	0.0361	0.1849							
1190	Twp Cum Fire								0.0398							
1312	Twp Recreation								0.0333							
2120	Township Cemetery	0.0136														
6604	Twp Fire Territory General				0.4574		0.0783	0.0783	0.1952	0.1952	0.1952		0.2627	0.2627		
6692	Twp Fire Territory Equip Replac				0.0308		0.0331	0.0331	0.0333	0.0333	0.0333		0.0333	0.0333		
71.2	Total TOWNSHIP	0.0564	0.0256	0.0256	0.5378	0.0446	0.2721	0.2721	0.5158	0.2994	0.2994	0.0296	0.3591	0.3591	0.0075	0.0305
61	City/Town Rainy Day															
101	City General	0.7588	1.5862	1.5862		2.3592		0.6167		0.1861			2.3592		0.8575	1.5862
180	City Debt Service	0.0702														2.3592
181	City/Town Debt Payment															
341	City Fire Pension															
347	City Police Pension															
706	City/Town LR & S															
708	City MWH	0.2324	0.0340	0.0340				0.2507		0.0105					0.1262	0.0340
720	City/Town Major Moves Spc															
1301	City Park & Rec		0.1923	0.1923		0.5550						0.5550			0.1923	0.5550
1303	City/Town Park															
1380	Park Bond					0.0312						0.0312				0.0312
2120	City Cemetery	0.0429														
2379	City/Town CCI															
2391	City Cum Cap Development	0.0500	0.0450	0.0450		0.0282		0.0421		0.0422		0.0282		0.0500	0.0450	0.0282
6290	City Cum Sewer															
8600	City Town Fire Territory Gen															
8692	City Town Fire Terr Equip Replac															
71.3	Total CITY/TOWN	1.1543	1.8575	1.8575	0.0000	2.9736	0.0000	0.9095	0.0000	0.2388	0.0000	0.0000	2.9736	0.0000	1.0899	1.8575
22	Referendum Exempt Operating			0.2434	0.3334	0.3334			0.3334							0.3334
61	School Rainy Day															
180	School Debt Service	0.3917	0.4648	0.6229	0.2409	0.2409	0.6028	0.6028	0.2409	0.4648	0.4648	0.4648	0.4259	0.4259	0.4648	0.2409
186	School Retirement/Pension Debt												0.0041	0.0041		
287	Referendum Debt-Exempt Capital	0.1421		0.1024	0.0663	0.0663			0.0663			0.1024				0.0663
3101	Education															
3300	Operations	0.6305	0.4627	0.3710	0.6302	0.6302	0.4406	0.4406	0.6302	0.4627	0.4627	0.3710	0.4627	0.5376	0.5376	0.4627
71.4	Total SCHOOL	1.1643	0.9275	1.3397	1.2708	1.2708	1.0434	1.0434	1.2708	0.9275	0.9275	1.3397	0.9275	0.9676	0.9275	1.2708
61	Rainy Day															
101	Library General	0.2503	0.1102	0.1102	0.2422	0.2422	0.2422	0.2422	0.2422	0.1102	0.1102	0.1102	0.1102	0.2422	0.2422	0.2422
180	Library Debt Service	0.0232	0.0133	0.0133	0.0204	0.0204	0.0204	0.0204	0.0204	0.0133	0.0133	0.0133	0.0133	0.0204	0.0204	0.0204
2011	Library LIRF															
71.5	Total LIBRARY	0.2735	0.1235	0.1235	0.2626	0.2626	0.2626	0.2626	0.2626	0.1235	0.1235	0.1235	0.1235	0.2626	0.2626	0.2626
8001	So Bend Transpo		0.1006	0.1006			0.1006								0.1006	0.1006
8090	So Bend Transpo Spec Tran Cum															
8101	Airport Authority General	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256	0.0256
8180	Airport Sp Airport Debt															
8190	Airport Authority Cum Bldg	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130	0.0130
8210	Sp Solid Waste Ma															
8604	Special Fire Protect Terr-Gen	0.4807														
8692	Spec Fire Protect Terr-Equip	0.0333														
71.6	Total SPECIAL UNIT	0.5526	0.1392	0.1392	0.0386	0.1392	0.0386	0.0386	0.0386	0.0386	0.0386	0.1392	0.0386	0.0386	0.1392	0.1392
	Total Tax Rates (Less Conservancy)	3.8000	3.6762	4.0884	2.7037	5.2897	2.2156	3.1251	2.6867	2.2267	1.9879	2.4001	4.7923	2.2268	3.3167	5.2756

Property Tax System

Property Tax System

03/22/2023 12:04 PM by KGREGORI

2. Mishawaka - PHM Schools Tax Rates -
Post Annexation

1. Penn Township Tax Rates -
Prior to Annexation

Appendix "D"

Indebtedness of St. Joseph County & Penn Township

St. Joseph County

Submitted to the State on

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2023

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: Y

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District, Special Taxing District Bonds of 2016

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 79062M

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized: I.C. 36-7-14 & I.C. 36-7-25

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County Redevelopment District

Current Debt Limit: \$28,513,058.00

Current Debt Capacity (after issuance of this debt): \$15,333,058.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s): Tri-County News and South Bend Tribune

Date of Public Hearing: 7/1/2016

Date of Final Approval/Lease Execution:

Date of Appropriation Resolution: 7/12/2016

Date of Debt Sale: 11/21/2016

Date of Debt Closing: 11/30/2016

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Provide funds to finance various improvements in or serving the NewCarlisle EconomicDevelopmentArea

Total Project Cost: \$9,197,753.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	-------------	-------------------

									Credit	
2/1/2038	\$380,000	4.00	\$7,600	\$387,600		\$395,200				\$0
8/1/2037			\$7,600	\$7,600						\$380,000
2/1/2037	\$365,000	4.00	\$14,900	\$379,900		\$394,800				\$380,000
8/1/2036			\$14,900	\$14,900						\$745,000
2/1/2036	\$350,000	4.00	\$21,900	\$371,900		\$393,800				\$745,000
8/1/2035			\$21,900	\$21,900						\$1,095,000
2/1/2035	\$335,000	4.00	\$28,600	\$363,600		\$392,200				\$1,095,000
8/1/2034			\$28,600	\$28,600						\$1,430,000
2/1/2034	\$325,000	4.00	\$35,100	\$360,100		\$395,200				\$1,430,000
8/1/2033			\$35,100	\$35,100						\$1,755,000
2/1/2033	\$310,000	4.00	\$41,300	\$351,300		\$392,600				\$1,755,000
8/1/2032			\$41,300	\$41,300						\$2,065,000
2/1/2032	\$300,000	4.00	\$47,300	\$347,300		\$394,600				\$2,065,000
8/1/2031			\$47,300	\$47,300						\$2,365,000
2/1/2031	\$290,000	4.00	\$53,100	\$343,100		\$396,200				\$2,365,000
8/1/2030			\$53,100	\$53,100						\$2,655,000
2/1/2030	\$275,000	4.00	\$58,600	\$333,600		\$392,200				\$2,655,000
8/1/2029			\$58,600	\$58,600						\$2,930,000
2/1/2029	\$265,000	4.00	\$63,900	\$328,900		\$392,800				\$2,930,000
8/1/2028			\$63,900	\$63,900						\$3,195,000
2/1/2028	\$620,000	3.00	\$73,200	\$693,200		\$766,400				\$3,195,000
8/1/2027			\$73,200	\$73,200						\$3,815,000
2/1/2027	\$600,000	3.00	\$82,200	\$682,200		\$764,400				\$3,815,000
8/1/2026			\$82,200	\$82,200						\$4,415,000
2/1/2026	\$585,000	3.00	\$90,975	\$675,975		\$766,950				\$4,415,000
8/1/2025			\$90,975	\$90,975						\$5,000,000
2/1/2025	\$565,000	3.00	\$99,450	\$664,450		\$763,900				\$5,000,000
8/1/2024			\$99,450	\$99,450						\$5,565,000
2/1/2024	\$550,000	3.00	\$107,700	\$657,700		\$765,400				\$5,565,000
8/1/2023			\$107,700	\$107,700						\$6,115,000
2/1/2023	\$535,000	3.00	\$115,725	\$650,725		\$766,450				\$6,115,000
8/1/2022			\$115,725	\$115,725						\$6,650,000
2/1/2022	\$520,000	3.00	\$123,525	\$643,525		\$767,050				\$6,650,000
8/1/2021			\$123,525	\$123,525						\$7,170,000
2/1/2021	\$505,000	3.00	\$131,100	\$636,100		\$767,200				\$7,170,000
8/1/2020			\$131,100	\$131,100						\$7,675,000
2/1/2020	\$490,000	3.00	\$138,450	\$628,450		\$766,900				\$7,675,000
8/1/2019			\$138,450	\$138,450						\$8,165,000
2/1/2019	\$565,000	3.00	\$146,925	\$711,925		\$858,850				\$8,165,000
8/1/2018			\$146,925	\$146,925						\$8,730,000

2/1/2018			\$146,925	\$146,925		\$343,641				\$8,730,000
8/1/2017			\$196,716	\$196,716						\$8,730,000
Total	\$8,730,000		\$3,306,741	\$12,036,741		\$12,036,741				

Notes

St. Joseph County

Submitted to the State on Thursday, April 12, 2018

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2021

Date of last payment or bond expiration: 7/1/2025 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: N

Basic Debt Information

Debt Name: 2017 General Obligation (Guaranteed Energy Savings) Bonds

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: Saint Joseph County

Current Debt Limit: \$54,674,687.00

Current Debt Capacity (after issuance of this debt): \$44,174,687.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing: 8/8/2017

Date of Final Approval/Lease Execution: 8/15/2017

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 10/12/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Capital improvements to County facilities for energy savings

Total Project Cost: \$10,574,935.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

6/30/2032	\$430,000	3.00	\$6,450	\$436,450		\$436,450	\$0		\$0
12/30/2031	\$425,000	3.00	\$12,825	\$437,825		\$871,875	\$0		\$430,000
6/30/2031	\$415,000	3.00	\$19,050	\$434,050			\$0		\$855,000
12/30/2030	\$410,000	3.00	\$25,200	\$435,200		\$871,475	\$0		\$1,270,000
6/30/2030	\$405,000	3.00	\$31,275	\$436,275			\$0		\$1,680,000
12/30/2029	\$400,000	2.75	\$36,775	\$436,775		\$873,981	\$0		\$2,085,000
6/30/2029	\$395,000	2.75	\$42,206	\$437,206			\$0		\$2,485,000
12/30/2028	\$390,000	2.50	\$47,082	\$437,082		\$873,975	\$0		\$2,880,000
6/30/2028	\$385,000	2.50	\$51,894	\$436,894			\$0		\$3,270,000
12/30/2027	\$380,000	2.38	\$56,406	\$436,406		\$872,266	\$0		\$3,655,000
6/30/2027	\$375,000	2.38	\$60,859	\$435,859			\$0		\$4,035,000
12/30/2026	\$370,000	2.25	\$65,022	\$435,022		\$868,922	\$0		\$4,410,000
6/30/2026	\$365,000	2.13	\$68,900	\$433,900			\$0		\$4,780,000
12/30/2025	\$365,000	2.00	\$72,550	\$437,550		\$873,700	\$0		\$5,145,000
6/30/2025	\$360,000	2.00	\$76,150	\$436,150			\$0		\$5,510,000
12/30/2024	\$355,000	2.00	\$79,700	\$434,700		\$872,950	\$0		\$5,870,000
6/30/2024	\$355,000	2.00	\$83,250	\$438,250			\$0		\$6,225,000
12/30/2023	\$350,000	2.00	\$86,750	\$436,750		\$871,950	\$0		\$6,580,000
6/30/2023	\$345,000	2.00	\$90,200	\$435,200			\$0		\$6,930,000
12/30/2022	\$345,000	2.00	\$93,650	\$438,650		\$875,700	\$0		\$7,275,000
6/30/2022	\$340,000	2.00	\$97,050	\$437,050			\$0		\$7,620,000
12/30/2021	\$335,000	2.00	\$100,400	\$435,400		\$869,100	\$0		\$7,960,000
6/30/2021	\$330,000	2.00	\$103,700	\$433,700			\$0		\$8,295,000
12/30/2020	\$330,000	2.00	\$107,000	\$437,000		\$872,250	\$0		\$8,625,000
6/30/2020	\$325,000	2.00	\$110,250	\$435,250			\$0		\$8,955,000
12/30/2019	\$325,000	2.00	\$113,500	\$438,500		\$875,200	\$0		\$9,280,000
6/30/2019	\$320,000	2.00	\$116,700	\$436,700			\$0		\$9,605,000
12/30/2018	\$315,000	2.00	\$119,850	\$434,850		\$817,300	\$0		\$9,925,000
6/30/2018	\$260,000	2.00	\$122,450	\$382,450			\$0		\$10,240,000
12/30/2017	\$0	2.00	\$53,062	\$53,062		\$53,062	\$0		\$10,500,000
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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2019

Date of last payment or bond expiration: 12/31/2024 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2015 PSAP Equipment Lease (US Bank)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 3/31/2015

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 3/31/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (PSAP Charges) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology and Equipment for a 911 Center

Total Project Cost: \$12,000,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

6/30/2015	\$601,375	2.22	\$67,188					\$668,563		\$11,398,625
12/31/2015	\$542,324	2.22	\$126,240			\$1,337,127		\$668,563		\$10,856,301
6/30/2016	\$548,329	2.22	\$120,234					\$668,563		\$10,307,972
12/31/2016	\$554,403	2.22	\$114,161			\$1,337,127		\$668,563		\$9,753,569
6/30/2017	\$560,543	2.22	\$108,021					\$668,563		\$9,193,026
12/31/2017	\$566,751	2.22	\$101,813			\$1,337,127		\$668,563		\$8,626,275
6/30/2018	\$573,027	2.22	\$95,536					\$668,563		\$8,053,248
12/31/2018	\$579,374	2.22	\$89,190			\$1,337,127		\$668,563		\$7,473,874
6/30/2019	\$585,790	2.22	\$82,773					\$668,563		\$6,888,084
12/31/2019	\$592,278	2.22	\$76,286			\$1,337,127		\$668,563		\$6,295,806
6/30/2020	\$598,838	2.22	\$69,724					\$668,571		\$5,696,968
12/31/2020	\$605,469	2.22	\$63,094			\$1,337,125		\$668,563		\$5,091,499
6/30/2021	\$612,175	2.22	\$56,388					\$668,563		\$4,479,324
12/31/2021	\$618,955	2.22	\$49,609			\$1,337,127		\$668,563		\$3,860,369
6/30/2022	\$625,810	2.22	\$42,754					\$668,563		\$3,234,559
12/31/2022	\$632,741	2.22	\$35,823			\$1,337,127		\$668,563		\$2,601,818
6/30/2023	\$639,748	2.22	\$28,815					\$668,563		\$1,962,070
12/31/2023	\$646,833	2.22	\$21,730			\$1,337,127		\$668,563		\$1,315,237
6/30/2014	\$653,997	2.22	\$14,566					\$668,563		\$661,240
12/30/2014	\$661,240	2.22	\$7,323			\$1,337,127		\$668,563		\$0
Total	\$12,000,000		\$1,371,268			\$13,371,268		\$13,371,268		

Notes

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

St. Joseph County

Submitted to the State on Wednesday, November 15, 2017

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2020

Date of last payment or bond expiration: 12/31/2028 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2017 PSAP US Bank Technology Lease Amendment

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 11/14/2017

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 11/14/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (PSAP Charges for Services) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Josephy County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology Improvements at County 911 Center

Total Project Cost: \$2,500,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

11/16/2027	\$140,017	2.46	\$1,730			\$283,494		\$141,747		\$0
5/16/2027	\$138,327	2.46	\$3,420					\$141,747		\$140,017
11/16/2026	\$136,659	2.46	\$5,098			\$283,494		\$141,747		\$278,344
5/16/2026	\$134,990	2.46	\$6,757					\$141,747		\$415,003
11/16/2025	\$133,352	2.46	\$8,395			\$283,494		\$141,747		\$549,993
5/16/2025	\$131,734	2.46	\$10,013					\$141,747		\$683,345
11/16/2024	\$130,135	2.46	\$11,612			\$283,494		\$141,747		\$815,079
5/16/2024	\$128,556	2.46	\$13,191					\$141,747		\$945,214
11/16/2023	\$126,996	2.46	\$14,751			\$283,494		\$141,747		\$1,073,770
5/16/2023	\$125,454	2.46	\$16,293					\$141,747		\$1,200,766
11/16/2022	\$123,932	2.46	\$17,815			\$283,494		\$141,747		\$1,326,220
5/16/2022	\$122,428	2.46	\$19,319					\$141,747		\$1,450,152
11/16/2021	\$120,942	2.46	\$20,805			\$283,494		\$141,747		\$1,572,580
5/16/2021	\$119,474	2.46	\$22,273					\$141,747		\$1,693,522
11/16/2020	\$118,024	2.46	\$23,723			\$283,494		\$141,747		\$1,812,996
5/16/2020	\$116,592	2.46	\$25,155					\$141,747		\$1,931,020
11/16/2019	\$115,177	2.46	\$26,570			\$283,494		\$141,747		\$2,047,612
5/16/2019	\$113,779	2.46	\$27,968					\$141,747		\$2,162,789
11/16/2018	\$112,398	2.46	\$29,348			\$283,494		\$141,747		\$2,276,568
5/16/2018	\$111,034	2.46	\$30,713					\$141,747		\$2,388,966
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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2020

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: Y

Basic Debt Information

Debt Name: 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination: 1/7/2015

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 5/1/2015

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 5/27/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (Company Guarantee) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: General Sheet Metal Expenditures

Total Project Cost: \$3,300,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

2/1/2016		3.00	\$67,100	\$67,100	\$67,100				\$3,300,000
8/1/2016		3.00	\$49,500	\$49,500	\$49,500	\$116,600			\$3,300,000
2/1/2017		3.00	\$49,500	\$49,500	\$49,500				\$3,300,000
8/1/2017		3.00	\$49,500	\$49,500	\$49,500	\$99,000			\$3,300,000
2/1/2018		3.00	\$49,500	\$49,500	\$49,500				\$3,300,000
8/1/2018	\$90,000	3.00	\$49,500	\$139,500	\$0	\$189,000			\$3,210,000
2/1/2019	\$100,000	3.00	\$48,150	\$148,150	\$0				\$3,110,000
8/1/2019	\$105,000	3.00	\$46,650	\$151,650	\$0	\$299,800			\$3,005,000
2/1/2020	\$105,000	3.00	\$45,075	\$150,075	\$0				\$2,900,000
8/1/2020	\$105,000	3.00	\$43,500	\$148,500	\$0	\$298,575			\$2,795,000
2/1/2021	\$110,000	3.00	\$41,925	\$151,925	\$0				\$2,685,000
8/1/2021	\$110,000	3.00	\$40,275	\$150,275	\$0	\$302,200			\$2,575,000
2/1/2022	\$110,000	3.00	\$38,625	\$148,625	\$0				\$2,465,000
8/1/2022	\$115,000	3.00	\$36,975	\$151,975	\$0	\$300,600			\$2,350,000
2/1/2023	\$120,000	3.00	\$35,250	\$155,250	\$0				\$2,230,000
8/1/2023	\$135,000	3.00	\$33,450	\$168,450	\$0	\$323,700			\$2,095,000
2/1/2024	\$135,000	3.00	\$31,425	\$166,425	\$0				\$1,960,000
8/1/2024	\$135,000	3.00	\$29,400	\$164,400	\$0	\$330,825			\$1,825,000
2/1/2025	\$140,000	3.00	\$27,375	\$167,375	\$0				\$1,685,000
8/1/2025	\$140,000	3.00	\$25,275	\$165,275	\$0	\$332,650			\$1,545,000
2/1/2026	\$145,000	3.00	\$23,175	\$168,175	\$0				\$1,400,000
8/1/2026	\$145,000	3.00	\$21,000	\$166,000	\$0	\$334,175			\$1,255,000
2/1/2027	\$150,000	3.00	\$18,825	\$168,825	\$0				\$1,105,000
8/1/2027	\$150,000	3.00	\$16,575	\$166,575	\$0	\$335,400			\$955,000
2/1/2028	\$155,000	3.00	\$14,325	\$169,325	\$0				\$800,000
8/1/2028	\$155,000	3.00	\$12,000	\$167,000	\$0	\$336,325			\$645,000
2/1/2029	\$160,000	3.00	\$9,675	\$169,675	\$0				\$485,000
8/1/2029	\$160,000	3.00	\$7,275	\$167,275	\$0	\$336,950			\$325,000
2/1/2030	\$160,000	3.00	\$4,875	\$164,875	\$0				\$165,000
8/1/2030	\$165,000	3.00	\$2,475	\$167,475	\$0	\$332,350			\$0
Total	\$3,300,000		\$968,150	\$4,268,150	\$265,100	\$4,268,150			

Notes

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

St. Joseph County

Submitted to the State on Monday, February 11, 2019

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2042

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: Y

Basic Debt Information

Debt Name: 2019 Motorola PSAP CAD System Capital Lease

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 1/15/2019

Date of Appropriation Resolution:

Date of Debt Sale: 1/15/2019

Date of Debt Closing: 1/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: New PSAP 911 CAD System

Total Project Cost: \$2,976,131.00

Sources

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

Uses

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

Dates

Date Bids Received: 8/24/2018

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

2/1/2026	\$475,608	3.91	\$18,596			\$494,204		\$494,204		\$0
2/1/2025	\$457,711	3.91	\$36,493			\$494,204		\$494,204		\$475,608
2/1/2024	\$440,488	3.91	\$53,716			\$494,204		\$494,204		\$933,319
2/1/2023	\$423,913	3.91	\$70,291			\$494,204		\$494,204		\$1,373,802
2/1/2022	\$407,962	3.91	\$86,242			\$494,204		\$494,204		\$1,797,721
2/1/2021	\$392,611	3.91	\$101,593			\$494,204		\$494,204		\$2,205,683
2/1/2020	\$377,837	3.91	\$116,367			\$494,204		\$494,204		\$2,598,294
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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2022

Date of last payment or bond expiration: 6/30/2032 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: N

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District Special Taxing District Bonds of 2019 (SS Double Tracking)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 79062M

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 36-7-14 and 36-7-25

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County Redevelopment District

Current Debt Limit: \$33,579,426.00

Current Debt Capacity (after issuance of this debt): \$16,039,426.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 8/13/2019

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 10/17/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Finance a portion of County's share of the South Shore Double Tracking Project

Total Project Cost: \$9,508,859.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	-------------	-------------------

									Credit	
2/1/2038	\$2,750,000		\$36,094			\$2,786,094				\$0
8/1/2037			\$36,094			\$2,711,188				\$2,750,000
2/1/2037	\$2,600,000		\$75,094							\$2,750,000
8/1/2036			\$75,094			\$2,662,313				\$5,350,000
2/1/2036	\$2,475,000		\$112,219							\$5,350,000
8/1/2035			\$112,219			\$1,036,438				\$7,825,000
2/1/2035	\$800,000		\$124,219							\$7,825,000
8/1/2034			\$124,219			\$1,009,688				\$8,625,000
2/1/2034	\$750,000		\$135,469							\$8,625,000
8/1/2033			\$135,469			\$270,938				\$9,375,000
2/1/2033			\$135,469							\$9,375,000
8/1/2032			\$135,469			\$270,938				\$9,375,000
2/1/2032			\$135,469							\$9,375,000
8/1/2031			\$135,469			\$270,938				\$9,375,000
2/1/2031			\$135,469							\$9,375,000
8/1/2030			\$135,469			\$270,938				\$9,375,000
2/1/2030			\$135,469							\$9,375,000
8/1/2029			\$135,469			\$270,938				\$9,375,000
2/1/2029			\$135,469							\$9,375,000
8/1/2028			\$135,469			\$270,938				\$9,375,000
2/1/2028			\$135,469							\$9,375,000
8/1/2027			\$135,469			\$270,938				\$9,375,000
2/1/2027			\$135,469							\$9,375,000
8/1/2026			\$135,469			\$270,938				\$9,375,000
2/1/2026			\$135,469							\$9,375,000
8/1/2025			\$135,469			\$270,938				\$9,375,000
2/1/2025			\$135,469							\$9,375,000
8/1/2024			\$135,469			\$270,938				\$9,375,000
2/1/2024			\$135,469							\$9,375,000
8/1/2023			\$135,469			\$270,938				\$9,375,000
2/1/2023			\$135,469							\$9,375,000
8/1/2022			\$135,469			\$270,938				\$9,375,000
2/1/2022			\$135,469							\$9,375,000
8/1/2021			\$135,469			\$270,938				\$9,375,000
2/1/2021			\$135,469							\$9,375,000
8/1/2020			\$213,740			\$213,740				\$9,375,000
Total	\$9,375,000		\$4,566,655			\$13,941,655				

Notes

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

St. Joseph County

Submitted to the State on Thursday, October 24, 2019

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2020

Date of last payment or bond expiration: 12/31/2037 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2019 U.S. Bank Police Radio Lease

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 7/2/2019

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 8/15/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of radios for the police department

Total Project Cost: \$1,760,003.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

2/15/2020	\$115,840	2.49	\$21,947	\$137,787				\$137,787		\$1,644,163
8/15/2020	\$117,285	2.49	\$20,502	\$137,787		\$275,574		\$137,787		\$1,526,878
2/15/2021	\$118,747	2.49	\$19,040	\$137,787				\$137,787		\$1,408,131
8/15/2021	\$120,228	2.49	\$17,559	\$137,787		\$275,574		\$137,787		\$1,287,903
2/15/2022	\$121,727	2.49	\$16,060	\$137,787				\$137,787		\$1,166,176
8/15/2022	\$123,245	2.49	\$14,542	\$137,787		\$275,574		\$137,787		\$1,042,931
2/15/2023	\$124,782	2.49	\$13,005	\$137,787				\$137,787		\$918,149
8/15/2023	\$126,338	2.49	\$11,449	\$137,787		\$275,574		\$137,787		\$791,811
2/15/2024	\$127,914	2.49	\$9,874	\$137,787				\$137,787		\$663,897
8/15/2024	\$129,509	2.49	\$8,279	\$137,787		\$275,574		\$137,787		\$534,388
2/15/2025	\$131,124	2.49	\$6,664	\$137,787				\$137,787		\$403,264
8/15/2025	\$132,759	2.49	\$5,029	\$137,787		\$275,574		\$137,787		\$270,505
2/15/2026	\$134,414	2.49	\$3,373	\$137,787				\$137,787		\$136,091
8/15/2026	\$136,091	2.49	\$1,699	\$137,794		\$275,581		\$137,794		\$0
Total	\$1,760,003		\$169,022	\$1,929,025		\$1,929,025		\$1,929,025		

Notes

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

St. Joseph County

Submitted to the State on Friday, October 25, 2019

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2033

Date of last payment or bond expiration: 12/31/2033 12:00:00 AM

New (post 1989): Y

Newer (post 2005): Y

Refinanced bond: Y

Basic Debt Information

Debt Name: 2019 U.S. Bank Election Equipment Lease

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 7/2/2019

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 7/19/2019

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Joseph County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Purchase of new election equipment

Total Project Cost: \$2,500,000.00

Sources

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

Uses

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

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
------	-----------	---------------	----------	--------------	----------------------	--------------	-------------	----------------	--------------------	-------------------

1/15/2020	\$235,946	2.56	\$31,975	\$267,921				\$267,921		\$2,264,054
7/15/2020	\$238,964	2.56	\$28,957	\$267,921		\$535,842		\$267,921		\$2,025,090
1/15/2021	\$242,021	2.56	\$25,901	\$267,921				\$267,921		\$1,783,069
7/15/2021	\$245,116	2.56	\$22,805	\$267,921		\$535,842		\$267,921		\$1,537,953
1/15/2022	\$248,251	2.56	\$19,670	\$267,921				\$267,921		\$1,289,702
7/15/2022	\$251,426	2.56	\$16,495	\$267,921		\$535,842		\$267,921		\$1,038,276
1/15/2023	\$254,642	2.56	\$13,280	\$267,921				\$267,921		\$783,634
7/15/2023	\$257,899	2.56	\$10,023	\$267,921		\$535,842		\$267,921		\$525,735
1/15/2024	\$261,197	2.56	\$6,724	\$267,921				\$267,921		\$264,538
7/15/2024	\$264,538	2.56	\$3,384	\$267,925		\$535,846		\$267,925		\$0
Total	\$2,500,000		\$179,214	\$2,679,214		\$2,679,214		\$2,679,214		

Notes

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

St. Joseph County

Submitted to the State on Thursday, February 17, 2022

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

Basic Debt Information

Debt Name: 2021 Ducomb Center U.S. Bank Equipment 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: 11/9/2021

Date of Appropriation Resolution: 10/12/2021

Date of Debt Sale:

Date of Debt Closing: 11/12/2021

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (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: Ducomb Center vehicles, technology, vests, radios, and equipment

Total Project Cost: \$196,272.53

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

2/15/2022	\$19,517	1.75	\$992	\$20,509				\$20,509		\$176,756
8/15/2022	\$18,962	1.75	\$1,547	\$20,509				\$20,509		\$157,794
2/15/2023	\$19,128	1.75	\$1,381	\$20,509				\$20,509		\$138,666
8/15/2023	\$19,295	1.75	\$1,214	\$20,509				\$20,509		\$119,371
2/15/2024	\$19,464	1.75	\$1,045	\$20,509				\$20,509		\$99,907
8/15/2024	\$19,635	1.75	\$874	\$20,509				\$20,509		\$80,272
2/15/2025	\$19,806	1.75	\$703	\$20,509				\$20,509		\$60,466
8/15/2025	\$19,980	1.75	\$529	\$20,509				\$20,509		\$40,486
2/15/2026	\$20,155	1.75	\$354	\$20,509				\$20,509		\$20,331
8/15/2026	\$20,331	1.75	\$178	\$20,509				\$20,509		\$0
Total	\$196,273		\$8,817	\$205,090				\$205,090		

Notes

Debt Schedule No. 78

St. Joseph County

Submitted to the State on Wednesday, December 21, 2022

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

Basic Debt Information

Debt Name: St. Joseph County General Obligation Series 2022

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 790603

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 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

Current Debt Limit: \$71,186,724.00

Current Debt Capacity (after issuance of this debt): \$65,386,724.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s): South Bend Tribune, Mishawaka Enterprise, Indianapolis Business Journal

Date of Public Hearing: 11/9/2022

Date of Final Approval/Lease Execution: 11/10/2022

Date of Appropriation Resolution: 11/10/2022

Date of Debt Sale: 12/14/2022

Date of Debt Closing: 12/21/2022

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

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: Renovation of North Liberty and Woodland Highway Garages

Total Project Cost: \$5,927,782.15

Sources

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

Uses

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

Dates

Date Bids Received: 12/14/2022

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

6/30/2023	\$910,000	4.00	\$121,800	\$1,031,800	\$0					
12/30/2023	\$940,000	4.00	\$97,800	\$1,037,800	\$0	\$2,069,600				
6/30/2024	\$960,000	4.00	\$79,000	\$1,039,000	\$0					
12/30/2024	\$980,000	4.00	\$59,800	\$1,039,800	\$0	\$2,078,800				
6/30/2025	\$995,000	4.00	\$40,200	\$1,035,200	\$0					
12/30/2025	\$1,015,000	4.00	\$20,300	\$1,035,300	\$0	\$2,070,500				
Total	\$5,800,000		\$418,900	\$6,218,900	\$0	\$6,218,900				

Notes

2022 General Obligation(Highway)Bonds
Closing on December 21, 2022

Penn Township, St. Joseph County

Submitted to the State on Tuesday, January 22, 2019

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

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

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, November 12, 2019

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year: 2028

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

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

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 Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

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

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		

Notes

Penn Township, St. Joseph County

Submitted to the State on Tuesday, February 8, 2022

Report printed on Thursday, April 27, 2023

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.

Debt Verification

Initial Year:

Date of last payment or bond expiration:

New (post 1989):

Newer (post 2005):

Refinanced bond: N

Basic Debt Information

Debt Name: Republic First National Corporation Sutphen Pumper/Tanker 2021

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: 1/1/2028

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

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

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wastewater 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 Sutphen Pumper/Tanker

Total Project Cost: \$635,152.33

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

7/1/2022	\$48,421		\$9,279					\$57,700		
1/1/2023	\$49,877		\$7,823					\$57,700		\$542,127
7/1/2023	\$50,542		\$7,158					\$57,700		\$490,661
1/1/2024	\$51,216		\$6,484					\$57,700		\$438,603
7/1/2024	\$51,899		\$5,801					\$57,700		\$385,947
1/1/2025	\$52,591		\$5,109					\$57,700		\$332,685
7/1/2025	\$53,292		\$4,408					\$57,700		\$278,810
1/1/2026	\$54,003		\$3,698					\$57,700		\$224,316
7/1/2026	\$54,723		\$2,977					\$57,700		\$169,195
1/1/2027	\$55,453		\$2,248					\$57,700		\$113,440
7/1/2027	\$56,192		\$1,508					\$57,700		\$57,044
1/1/2028	\$56,941		\$759					\$57,700		\$0
Total	\$635,150		\$57,252					\$692,400		

Notes

MAY 11 2023

City Clerk
Mishawaka, IN

RESOLUTION NO. 2023-12

**A Resolution of the Common Council of the City of Mishawaka amending
Resolutions R2023-03 which Adopted a Plan for Distribution of the Proceeds of the City of
Mishawaka's Grant from the American Rescue Plan Act of 2021**

WHEREAS, the federal government enacted the American Rescue Plan Act of 2021 (ARPA) on or about March 11, 2021; and

WHEREAS, on or about May 17, 2021, the Common Council of the City of Mishawaka adopted Ordinance 5744, thereby establishing the ARPA Coronavirus Local Fiscal Grant Fund #180 in order to hold and receive ARPA monies allocated to the City in 2021 and 2022; and

WHEREAS, the terms of Ordinance 2021-16 and the relevant requirements of the ARPA require the Common Council to adopt a plan that details the use of ARPA funds.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mishawaka as follows:

Section I – General Terms

- A. The City's distribution of the ARPA funds detailed in this Plan and any future amendments to this Plan shall be limited to the following uses of the funds authorized by the ARPA statute:
 1. To respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
 2. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the City that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;
 3. For the provision of government services to the extent of the reduction in revenue of the City due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the City prior to the emergency, that being 2019; or
 4. To make necessary investments in water, sewer, or broadband infrastructure.
- B. The Common Council may amend this Plan to comply with ARPA, any subsequent amendments to ARPA, and the rules adopted by the United States Treasury Department to implement ARPA, including the Interim Final Rule (31 CFR Part 35).

- C. Prior to the disbursement of any ARPA funds, the Common Council, as the fiscal body, must appropriate said funds for a use that is consistent with the statutory purposes set out above.
- D. The Plan's procedures and designated uses for distribution of ARPA funds are stated in the following sections below, as from time to time may be amended.

Section II – Premium Pay to Eligible Employees

- A. The Common Council finds that all employees of the City of Mishawaka, including employees of the Mishawaka Municipal Utilities, who worked for the City of Mishawaka from the start of the COVID-19 public health emergency through November 30, 2021, performed duties that were critical to protecting the health and wellbeing of the community. These City employees put their physical wellbeing at risk to meet the daily needs of the community and to provide care for others. To the extent necessary under the terms of Section 603(g)(2) of the ARPA, the Mayor of Mishawaka has also deemed each employee described above to have performed essential work critical to protect the health and well-being of residents. Therefore, all of the above-described employees who are employed by the City as of November 30, 2021, are hereby designated as "eligible employees" pursuant to Section 603(g)(2) of the ARPA and so shall be eligible to receive premium pay pursuant to the ARPA.
- B. The City will issue "premium pay" to all "eligible employees", including department heads, for all hours worked during the relevant time period that constituted "essential work", which is defined by the Interim Final Rule as "work involving regular in-person interactions or regular physical handling of items that were also handled by others." An employee will be deemed to not have engaged in essential work, and accordingly may not receive premium pay, for telework performed from a residence. The term "hours worked", as used in this subsection, does not include vacation time, sick time, COVID-19 time, holiday time, or any other non-worked time. The hours and time records of each "eligible employee" have been reviewed and determined to accurately demonstrate the number of "hours worked" at "essential work" performed by each "eligible employee". All such reviews and any "premium pay" payments to "eligible employees" will be subject to the Internal Controls policy previously adopted by the City of Mishawaka in Ordinance No. 5532, amended by Ordinance No. 5639.
- C. The Common Council finds that the "premium pay" that is established in this Plan responds to the "essential work" performed by "eligible employees" by addressing the heightened risk to essential workers who were required, and continue to be required, to be physically present at their assigned work location during the COVID-19 public health emergency.
- D. Eligible employees shall receive premium pay calculated at an hourly rate not to exceed Thirteen and 00/100 Dollars (\$13.00) per hour and further capped at the gross amounts set out below:

1. Lead Medic	\$3,000.00
2. Sworn Fire and Police	\$2,500.00
3. Non-Lead Medic and Advanced EMT	\$1,000.00
4. Teamsters and Certain IT Employees	\$2,000.00
5. Civil City Full Time Employees	\$1,570.00
(Includes Park, Redevelopment and Utility employees)	

- E. To the extent that the “premium pay” established by this Plan increases total compensation for certain employees during the relevant time period above One Hundred Fifty Percent (150%) of Indiana’s average annual wage for all occupations, as defined by the Bureau of Labor Statistic’s Occupational Employment and Wage Statistics, or the employee’s residing county’s average annual wage, as defined by the Bureau of Labor Statistics’ Occupational Employment and Wage Statistics, whichever is higher, on an annual basis, the Common Council finds that the employee’s receipt of “premium pay” is justified and responsive to the needs of employees performing essential work during the public health emergency as required by the Interim Final Rule. Specifically, the Common Council has determined that the “premium pay” calculation set forth above is appropriate given the known and potential risks that all eligible employees faced while performing essential work on behalf of the citizens of Mishawaka, given that City services have continued without interruption during the public health emergency. Furthermore, the Common Council has determined that the receipt of “premium pay” by all “eligible employees” serves the best interests of the community by promoting the retention of the highly qualified essential employees that Mishawaka is dependent upon to continue to provide essential services as the public health emergency remains ongoing. Finally, the Common Council finds the receipt of premium pay by all eligible workers serves the best interests of the community by facilitating the maintenance of employee morale and equity between various employee work groups. The Common Council also finds that the varying levels of maximum “premium pay” set forth in Section II.D. are justified and have been set in light of unique risks and duties the applicable employees faced and carried out during the public health emergency.
- F. The “premium pay” established by this Plan and received by “eligible employees” shall be reduced by appropriate deductions for any applicable federal, state, or local taxes. Furthermore, the City will use ARPA funds in order to satisfy related social security, Medicare, and mandatory retirement plan contributions that are attributable to “premium pay”, as required by Indiana law.
- G. Additional premium pay will be awarded to eligible full-time employees employed on March 1, 2023 at the amount of \$1,000 each. The payment of this additional premium pay is subject to approval by the Common Council and Mayor of the corresponding salary amendment ordinance and appropriation ordinance (Proposed Ordinances No. 2023 – 03, 04, and 05)

Section III – Reduction in Revenue Due to the COVID-19 Public Health Emergency

- A. On January 6, 2022, the U.S. Department of the Treasury adopted a Final Rule implementing the Coronavirus State and Local Fiscal Recovery Funds (SLFRF). By agreement with the Mayor and the Administration, the Common Council elects to use the “Standard Allowance” as indicated in the Final Rule, up to the grant amount, but not to exceed the sum of Ten Million and 00/100 Dollars (\$10,000,000.00).
- B. Consistent with the terms of the Final Rule and any future guidance issued by the U.S. Department of the Treasury, all sums expended for the replacement of lost revenue via the Standard Allowance must be used to fund allowable “government services.”
- C. The expenditure of these funds shall remain subject to further amendment of this Resolution and Plan, as well as the approval of an additional appropriation.
- D. As part of the replacement of lost revenue referenced above, the following grants and subsidies are approved, subject to the separate approval of a corresponding appropriations ordinance (Proposed Ordinance No. 2022-29):
- | | |
|------------------------------|--------------|
| 1. Boys and Girls Club | \$750,000.00 |
| 2. Youth Services Bureau | \$375,000.00 |
| 3. Troop Town | \$325,000.00 |
| 4. Mishawaka Building Trades | \$275,000.00 |
| 5. M-P-H Public Library | \$50,000.00 |
| 6. The Res | \$35,000.00 |
- E. The receipt of the grants and subsidies set out above shall be subject to the individual recipient’s execution of and compliance with the required Mishawaka Coronavirus Relief Grant Program Sub-Recipient Agreement, a true and accurate copy of which is attached hereto and incorporated by reference as is fully set out herein as Exhibit “A.”
- F. As part of the replacement of lost revenue referenced above, six firefighters and six police officers are approved for the 2023 fiscal year City budget from ARPA funds. This total budgeted amount is \$800,000.00.
- G. As part of the replacement of lost revenue referenced above, the following infrastructure project is approved, subject to the separate approval by the Common Council and Mayor of a corresponding appropriations ordinance (Proposed Ordinance No. 2023 – 05). **A total of \$5.5 million was approved and the project breakdown is amended with the addition of CSO 23A Project:**
1. West Street Phase IIIB - **\$4.6 million** – this project includes water main upsizing throughout project limits, new trunk storm sewer, reconstructed sanitary and water laterals, new concrete curb, ADA sidewalk and crossings, street trees, and full depth asphalt pavement.
 2. **CSO 23A (LTCP) – \$900,000 – full length of Manor Drive and Manchester Drive, north of Lincolnway East. This project includes extensive water main replacement with upsizing water main diameter and looping for fire capacity, lead service replacement, new storm sewer including sewer separation with reconfiguration**

of CSO23A, sanitary lateral replacement, new concrete curb and gutter, new ADA ramps and sidewalk, and full depth pavement replacement.

Section IV – Conclusion

A. This Plan is subject to amendments as more permitted uses are determined by the ARPA, U.S. Treasury Department guidance, and as priorities for the City develop.

B. This Resolution and the Plan contained shall be in full force and effect upon passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2023, at _____ o'clock _____. m.

Gregg A Hixenbaugh
Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____ 2023,
at _____ o'clock _____. m.

Deborah S. Block, IAMC, MMC,
City Clerk

APPROVED by me this _____ day of _____, 2023, at _____
o'clock _____. m.

David A. Wood
Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Maguire, Controller
Kayla Yoder, Deputy Controller

Date: May 11, 2023

To: Honorable Members of the Common Council

From: Rebecca Maguire

Re: **Resolution to amend the ARPA Plan to update an approved project use**

Earlier this year funding was approved for West Street Phase IIIB for \$5,500,000. Based on the bids that came in for this project, there will be \$900,000 unused. Engineering would like to use these funds to continue work at CSO 23A. The full description is in the resolution.

President Hixenbaugh assisted in the review of the revision.

Please contact Chris Jamrose with any project specific questions.

c: David A. Wood – Mayor
Chris Jamrose – City Engineer/Director

1st Reading
2nd Reading
Passed
Failed
Continued To

Deborah S. Block, MMC, MMC

APR 19 2023

City Clerk
Mishawaka, IN

PETITION #23-05

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. **2023-13**

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:

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 RIGHT-OF-WAY FOR PURPOSES OF ANNEXATION ONLY (NOT DESCRIBED IN WARRANTY DEED 2021-33034)

INCLUDING THE ADJACENT SOUTH BEND AVENUE (STATE ROAD #23) RIGHT-OF-WAY BETWEEN THE SOUTHWEST PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL PROJECTED NORTHWESTERLY TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 23 AND THE STATE ROAD 23 RIGHT-OF-WAY AS DESCRIBED IN THE CITY OF MISHAWAKA ORD. #5751 RECORDED IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER UNDER INSTRUMENT #2021-30147.

COMMON ADDRESS: 17018 State Road 23, South Bend

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 Commerical District.

Proposed Ordinance No. _____

Ordinance No. _____

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

1. Existing Conditions – The subject property is located along a heavily travelled section of S.R. 23 serving as the major gateway into Mishawaka and South Bend from the northeast part of St. Joseph County. Traffic volumes in the immediate vicinity are expected to remain consistent due to the existing commercial and residential development in northern Mishawaka and St. Joseph County. The property, which is vacant/wooded, is adjacent to a mini self-storage under construction on the north and east; single-family houses within unincorporated St. Joseph County across S.R. 23 on the west; and an office within unincorporated St. Joseph County on the south.
2. Character of Buildings in the Area – The character of buildings and land uses located along the S.R. 23 corridor between Douglas Road and Cleveland Road vary greatly and include commercial, medical, office, and single-family residential land uses. Over the last several years, single-family houses have been razed to accommodate commercial growth.
3. The most desirable/highest and best use – Because of the property's location along a heavily travelled mixed use corridor, the most desirable use for the property is commercial, office, or other non-single family residential use. Even the nearby residential properties across S.R. 23 to the west, residential use is not the highest and best use for an existing and transitioning commercial corridor.
4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. When the property is ready to be developed, a detailed final site plan for the development must be submitted to address all the applicable regulations, which would require screening of any residential properties.
5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, a 1.5 acre commercial site is reasonably consistent with adjacent and changing land uses along the S.R. 23 corridor.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2023, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

Proposed Ordinance No. _____

Ordinance No. _____

APPROVED by me this _____ day of _____, 2023, at _____ o'clock
_____.M.

David A. Wood, Mayor

STAFF REPORT

Location: 17018 S.R. 23 – East side of S.R. 23 &
South of the Indiana Toll Road

Date: April 11, 2023

Petition: 23- 05

Prepared By: CH

GENERAL INFORMATION

Applicant: All Secure Storage – County Road 17, LLC/McCollough Scholten Construction

Status: Property Owner / Contractor

Request: To annex property and establish zoning as C-1 General Commercial District

Existing Zoning: Unincorporated St. Joseph County (R Single Family District)

Proposed Zoning: C-1 General Commercial District

Lot Size: Approximately 1.29 acres (excluding the S.R. 23 right-of-way)

Applicable Regulations: Section 137-300 to 137-303 / C-1 General Commercial District &
Section 137-41 / Amendments to Zoning Map &
Indiana Code 36-4-3-2.1 and 36-4-3-3.1

SPECIAL INFORMATION

Area Development Pattern: North: I-1 Light Industrial (mini storage under construction)
South: Unincorporated St. Joseph County – O Office (office)
East: I-1 Light Industrial (mini storage under construction)
West: Unincorporated St. Joseph County – R Single Family (houses)

Thoroughfare: State Road 23

School District: South Bend Community School Corporation

Township: Clay

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

Comprehensive Plan: This area was not included in the extents of the Mishawaka 2000 Comprehensive Plan.

ANALYSIS**Proposal:**

The applicant is proposing to annex and establish C-1 General Commercial District zoning for an undeveloped property adjacent to their mini self-storage facility.

The 1.4 acre site, currently known at 17028 State Road 23 (Parcel ID 71-04-29-429-001.000-003) is located on the east side of State Road 23 just south of the Indiana Toll Road, and west of the applicant's

self-storage business, currently under construction. The triangular shaped parcel has approximately 368' of frontage on S.R. 23 and is vacant wooded property. All buildings were demolished in 2010.

In 2021, the property to the east was annexed and rezoned to I-1 Light Industrial for construction of a mini self-storage facility (Petition 21-10 / Ord. 5751).

The property was acquired by the current owner shortly after the storage project was approved. There are no immediate plans to develop it, but gives them control over what happens next to their self-storage units. By annexing and rezoning this property to C-1, it eliminates the landscaping and screening requirements for the self-storage along the common property line.

The applicant is requesting a zoning classification of C-1 General Commercial District which allows a variety of retail, office, and service uses.

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

Annexation:

The property directly to the west was annexed in 2021 (Petition 21-10 / Ord. 5751), and is currently under construction.

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 annexation as outlined above, approximately 401 feet, or 28%, of the total 1,424 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 to the east of S.R. 23 approximately 320' south of the Indiana Toll Road, and is bordered to the north by mini storage under construction; to the west by single-family houses located within unincorporated St. Joseph County; to the south by an office within unincorporated St. Joseph County; and to the east by mini storage under construction. The S.R. 23 corridor between Douglas Road and Cleveland Road includes a variety of commercial, medical, and office uses with a limited area of single-family residential houses.

Zoning Change:

Staff believes that the proposed zoning of this property to the C-1 General Commercial District is appropriate given the primarily commercial, medical, and office uses and non-residential growth that has occurred along the S.R. 23 corridor. Within the last several years, two (2) single-family houses were demolished on S.R. 23 near Douglas Road for the development of a children's day care facility. The S.R. 23 corridor serves as a major gateway into the City from the northeast part of St. Joseph County. Development pressures along the corridor will only intensify in the future.

Transportation/Roads:

According to the latest available traffic counts, there were 19,033 annual average daily trips (AADT) (February 2021) along S.R. 23 north of Douglas Road. The counts at this location have been relatively stable over the last 17 years ranging from a low of 18,692 AADT (September 2011) to a high of 22,482 AADT (March 2018). With the existing commercial and residential development in the northern Mishawaka and Granger areas, it is anticipated that traffic volumes will remain relatively consistent 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 show any planned added travel lanes along the S.R. 23 corridor. S.R. 23 is currently a four-lane road between Douglas Road and Cleveland Road with a dual-left center turn lane and dedicated left-turn lanes at the signalized intersections. Douglas Road between Ivy Road and S.R. 23 is currently under construction for adding travel lanes. This project will provide a four-lane connector between the University of Notre Dame and S.R. 23 to potentially relieve future traffic congestion.

All pertinent City Departments have reviewed and approved the request for annexation and zoning with the Engineering and Electric Departments providing the following comments:

Engineering Department:

1. There is currently no sanitary sewer service readily available to this parcel. If developed for C-1 use, owner/developer would be required to extend sewer at their expense should service be needed.
2. The drive approach shall be approved by INDOT.

These comments shall be addressed with the Final Site Plan.

RECOMMENDATION

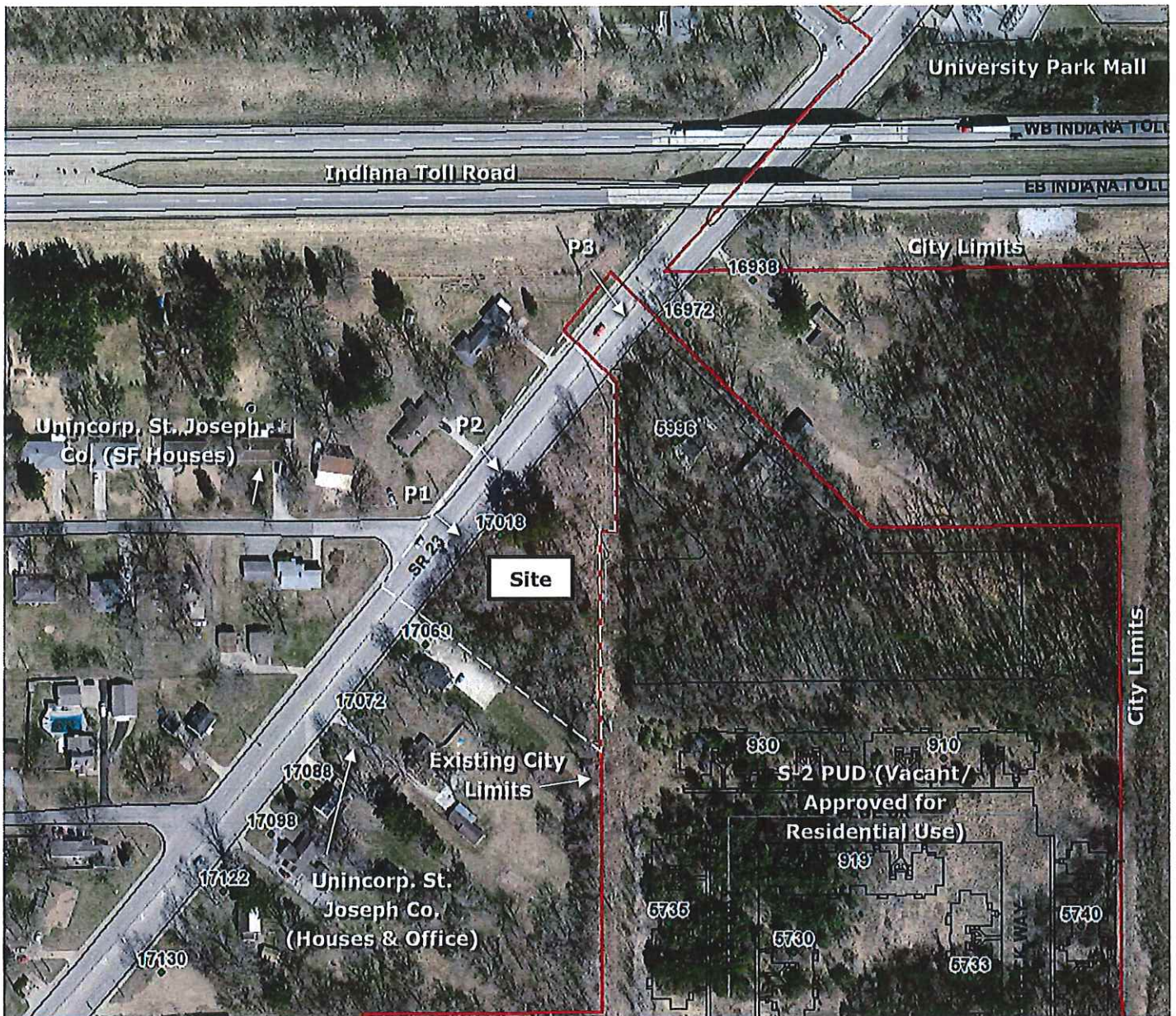
Staff recommends in **favor** of Petition 23-05 to annex and establish zoning as C-1 General Commercial District for property located on the east side of S.R. 23 south of the Indiana Toll Road (17018 S.R. 23).

This recommendation is based on the following Findings of Fact:

1. Existing Conditions – The subject property is located along a heavily travelled section of S.R. 23 serving as the major gateway into Mishawaka and South Bend from the northeast part of St. Joseph County. Traffic volumes in the immediate vicinity are expected to remain consistent due to the existing commercial and residential development in northern Mishawaka and St. Joseph County. The property, which is vacant/wooded, is adjacent to a mini self-storage under construction on the north and east; single-family houses within unincorporated St. Joseph County across S.R. 23 on the west; and an office within unincorporated St. Joseph County on the south.
2. Character of Buildings in the Area – The character of buildings and land uses located along the S.R. 23 corridor between Douglas Road and Cleveland Road vary greatly and include commercial, medical, office, and single-family residential land uses. Over the last several years, single-family houses have been razed to accommodate commercial growth.
3. The most desirable/highest and best use – Because of the property's location along a heavily travelled mixed use corridor, the most desirable use for the property is commercial, office, or other non-single family residential use. Even the nearby residential properties across S.R. 23 to the west, residential use is not the highest and best use for an existing and transitioning commercial corridor.
4. Conservation of property values – The proposed zoning should not be injurious to the property values in the surrounding area. When the property is ready to be developed, a detailed final site plan for the development must be submitted to address all the applicable regulations, which would require screening of any residential properties.
5. Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, a 1.5 acre commercial site is reasonably consistent with adjacent and changing land uses along the S.R. 23 corridor.

ATTACHMENTS

Aerial Map, Photographs, Rezoning & Annexation Petition, and Location Map



Aerial Photograph
17018 S.R. 23



P1. Wooded lot along S.R. 23



P2. Former Driveway



P3. Storage units to the north under construction.

March 16, 2023

Pet 23-05
Received

MAR 13 2023

Planning and
Community Development

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 ALL SECURE STORAGE – COUNTY ROAD 17, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

For APN/Parcel ID(s): 71-04-29-429-001.000-003

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 Right-of-Way for Purposes of Annexation Only
(Not Described in Warranty Deed 2021-33034)

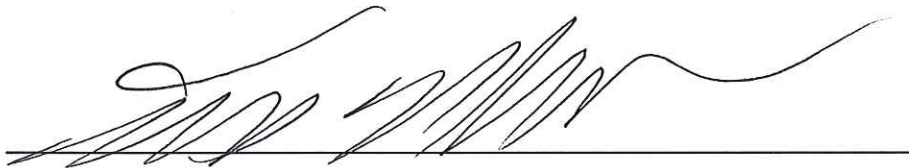
Including the adjacent South Bend Avenue (State Road #23) right-of-way between the southwest property line of the above described parcel projected northwesterly to the existing right-of-way line of State Road 23 and the State Road 23 right-of-way as described in the City of Mishawaka Ord. #5751 recorded in the Office of the St. Joseph County Recorder under Instrument #2021-30147.

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 17018 State Road 23, South Bend, Indiana and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a C-1 District. Petitioners further state they intend to utilize said land for future commercial development.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate. No information is currently available for the future development plan. Future development on the property will be submitted for the City of Mishawaka review process as required.

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 Zoning Classification.

A handwritten signature in black ink, appearing to read 'Todd Veldman', is written over a horizontal line.

Signature

All Secure Storage-County Road 17, LLC
5222 W Western Ave.
South Bend IN 46619

Todd Veldman, Member
5222 W Western Ave.
South Bend IN 46619
574-287-7236

Email: tveldman@veldmans.net

Additional Contact:

Tim McCollough, President

2112 Aeroplex Dr. Elkhart, IN 46516

574-294-2227

Email: McColloughTim@msn.com

PET 23-05
Received

MAR 22 2023

Planning and
Community Development

State Road 23 Sign

SECTION LINE

State Road 23 (RW Varies)

N40°04'26"E 368.25'

All Secure Storage-County Road 17, LLC
Inst. No. 2021-33034

N50°26'08"W 312.27'

N0°26'08"W 180.52'

State Road 23 R/W

N0°26'08"W 207.74'

N9°31'11"E 25.00'

N0°26'08"W 239.40'

N0°26'08"W 60.78'

N

0 60' 120'

GRAPHIC SCALE

ALL SECURE STORAGE-COUNTY ROAD 17 LLC
17018 STATE ROAD 23
SOUTH BEND IN 46635

SCALE: 1"=60'

ENGINEER: DSH

TECHNICIAN: DSH

DRAWING: 76031_DESIGN.DWG



3220 Southview Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

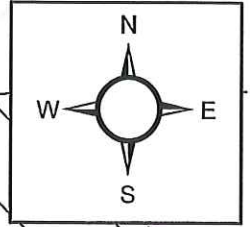
EXHIBIT A

SHEET 1
OF 1

JOB NUMBER: 1023076031

PATH: \\S:\B\B\B\PROJECTS\1023076031\100 SURVEY\11DESIGN\DWG\76031_DESIGN.DWG
PRINTED: Monday, February 13, 2023 3:56:11 PM

EB INDIANA TOLL RD (I-80/90)



PET 23-05

SR 23

I-1

BLUE DR

GOLD DR

IRISH WAY

Location Map PET 23-05

OWNER: ALL SECURE STORAGE -
COUNTY ROAD 17

WEST OF 5996 STATE ROAD 23
(CURRENTLY 17018 STATE ROAD 23)

ANNEX INTO THE CITY OF MISHAWAKA
AND ESTABLISH ZONING AS
C-1 GENERAL COMMERCIAL

S-2

S-2

S-2

March 16, 2023

Pet 23-05
Received

MAR 13 2023

Planning and
Community Development

TO THE:

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

Deborah S. Block, MMC, MMC

MAR 23 2023

City Clerk
Mishawaka, IN

RE: Petition for Annexation and Zoning Classification

The undersigned **ALL SECURE STORAGE – COUNTY ROAD 17, LLC** respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

For APN/Parcel ID(s): 71-04-29-429-001.000-003

WARRANTY DEED 2021-33034

A LOT OR PARCEL OF LAND IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NUMBER 29, TOWNSHIP NUMBER 38 NORTH, RANGE NUMBER 3 EAST, DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT 350.8 FEET NORTH OF THE SOUTH EAST CORNER OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION NO. 29; THENCE NORTH 50 DEGREES WEST 354 FEET TO THE CENTER LINE OF SOUTH BEND AVENUE (STATE ROAD #23); THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID AVENUE TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION NUMBER 29; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPTING THAT PART TAKEN FOR SOUTH BEND AVENUE, CONTAINING 1.4 ACRES, MORE OR LESS.

S.R. 23 Right-of-Way for Purposes of Annexation Only
(Not Described in Warranty Deed 2021-33034)

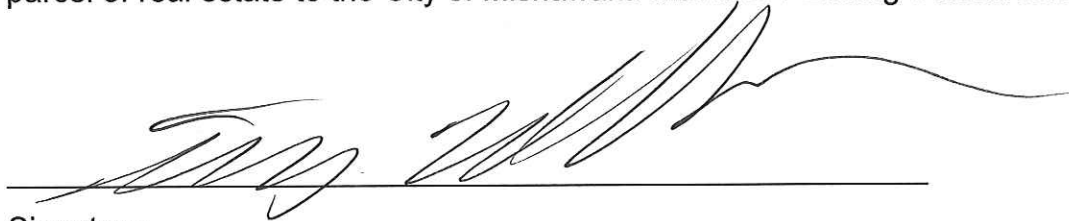
Including the adjacent South Bend Avenue (State Road #23) right-of-way between the southwest property line of the above described parcel projected northwesterly to the existing right-of-way line of State Road 23 and the State Road 23 right-of-way as described in the City of Mishawaka Ord. #5751 recorded in the Office of the St. Joseph County Recorder under Instrument #2021-30147.

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 17018 State Road 23, South Bend, Indiana and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a C-1 District. Petitioners further state they intend to utilize said land for future commercial development.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate. No information is currently available for the future development plan. Future development on the property will be submitted for the City of Mishawaka review process as required.

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 Zoning Classification.

A handwritten signature in black ink, appearing to read 'Todd Veldman', is written over a horizontal line. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Signature

All Secure Storage-County Road 17, LLC
5222 W Western Ave.
South Bend IN 46619

Todd Veldman, Member
5222 W Western Ave.
South Bend IN 46619
574-287-7236
Email: tveldman@veldmans.net

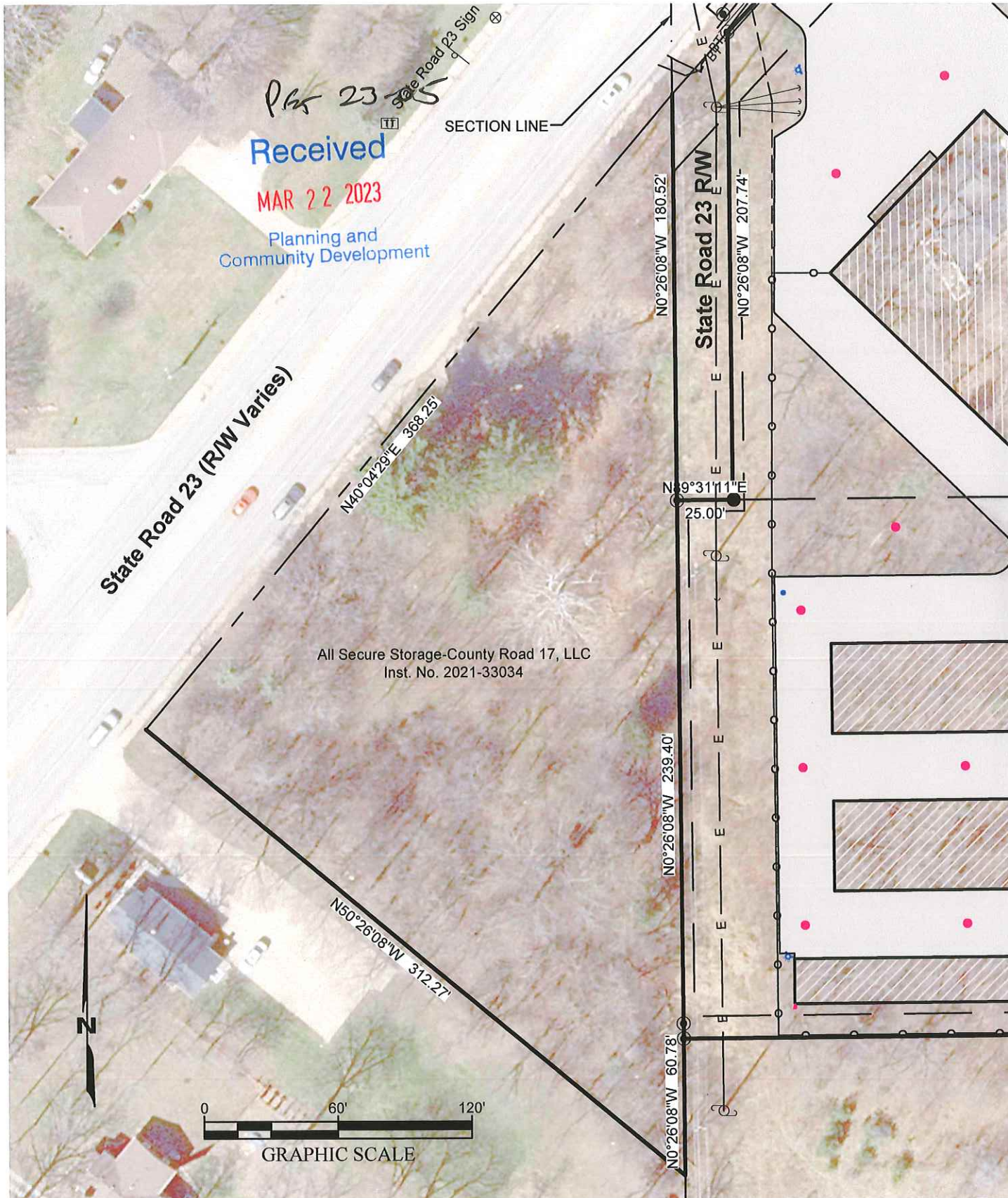
Additional Contact:

Tim McCollough, President

2112 Aeroplex Dr. Elkhart, IN 46516

574-294-2227

Email: McColloughTim@msn.com



ALL SECURE STORAGE-COUNTY ROAD 17 LLC
17018 STATE ROAD 23
SOUTH BEND IN 46635



3220 Southview Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

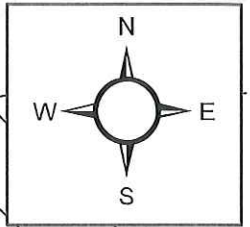
EXHIBIT A

SHEET 1
OF 1

JOB NUMBER: 1023076031

SCALE: 1"=60'
ENGINEER: DSH
TECHNICIAN: DSH
DRAWING: 76031_DESIGN.DWG

EB INDIANA TOLL RD (I-80/90)



PET 23-05

SR 23

I-1

BLUE DR

GOLD DR

S-2

S-2

S-2

IRISH WAY

Location Map PET 23-05

OWNER: ALL SECURE STORAGE -
COUNTY ROAD 17

WEST OF 5996 STATE ROAD 23
(CURRENTLY 17018 STATE ROAD 23)

ANNEX INTO THE CITY OF MISHAWAKA
AND ESTABLISH ZONING AS
C-1 GENERAL COMMERCIAL

1st Reading
2nd Reading
Passed
Failed
Continued To

Deborah S. Block, MMC, MMC

APR 19 2023

City Clerk
Mishawaka, IN

PETITION #23-07

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2023-14

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE AND AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.

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

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

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

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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51"

Ordinance No. _____

WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

Property located east of 2014 E McKinley Avenue

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

Section 2. WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the reclassification of the zoning as herein set forth of the real estate hereinafter described.

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

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

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

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND AND BEING THE POINT OF

Ordinance No. _____

BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST. JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965; THENCE SOUTH 89° 59' 57" EAST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III, ST. JOSEPH COUNTY RECORDER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 94.233 FEET TO A CAPPED IRON ("LANG FEENEY AND ASSOCIATES") MARKING THE NORTHEAST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 21.54 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE NORTHERLY LINE OF SAID STATE OF INDIANA LAND, 6.56 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 264.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.65 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 AND BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).

Property located east of 2014 E McKinley Avenue approximately 100' +/- immediately north of the right-of-way which real estate is now classified as R-1 Single Family Residential District shall hereafter be within and a part of that District known as I-1 Light Industrial District designated in "The Zoning Ordinance of 1966" as amended.

Section 3. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions – The subject property is located along the heavily travelled E. McKinley Avenue 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 or increase in future years due to added travel lane projects. The property was recently cleared and is currently being used as a large unpaved parking area for semi-trucks and trailers. Adjacent land uses include a wooded residential property to the north; an automobile service and repair business, and commercial vehicle/semi-truck service facility to the west; and single-family residential properties to the south and east.
2. Character of Buildings in the Area – The character of buildings and land uses located along E. McKinley Avenue corridor vary greatly and include commercial, industrial, and residential 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 should not be injurious to the property values in the surrounding area. Landscaping and screening compliant with the light industrial regulations is required to adequately screen the adjacent residentially occupied or zoned properties.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided commercial and industrial development along E. McKinley Avenue between Elder Road and Fir Road/N. Byrkit Avenue.

Proposed Ordinance No. 2023-14

Ordinance No. _____

Section 4. 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 _____, 2023, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2023, at _____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Location: North of E. McKinley Avenue & East of N. Home Street

Date: April 11, 2023

Petition: 23- 07

Prepared By: DJS

GENERAL INFORMATION

Applicant: Zolman Tire Inc. / Abonmarche Consultants, Inc.

Status: Property Owner / Surveyor, Engineer & Site Design Consultant

Request: To annex and establish zoning, rezone, and approve a preliminary site plan for the expansion of an adjacent automobile repair business, and a fleet and commercial vehicle/truck service facility

Existing Zoning: Unincorporated St. Joseph County (R Single Family District) & R-1 Single-Family Residential

Proposed Zoning: I-1 Light Industrial

Lot Size: Property to be annexed and zoned is approximately 1.82 acres, and the property to be rezoned is approximately 0.65

Applicable Regulations: Section 137-585 to 137-587 / I-1 Light Industrial District & Section 137-41 / Amendment to Zoning Ordinance & Zoning Map & Indiana Code 36-4-3-2.1 and 36-4-3-3.1

SPECIAL INFORMATION

Area Development Pattern: North: Unincorporated St. Joseph County – R Single Family District (Residential)
South: R-1 Single-Family Residential (Residential)
East: Unincorporated St. Joseph County – R Single Family District (Residential) & R-1 Single-Family Residential (Residential)
West: I-1 Light Industrial (Auto Service & Repair / Zolman Tire & Auto Care, and Commercial Vehicle & Semi-Truck Repair / Best One Fleet Services owned and operated by Zolman's)

Thoroughfare: E. McKinley Avenue & N. Home Street

School District: Penn-Harris-Madison

Township: Penn

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

Comprehensive Plan: Industrial

ANALYSIS

Proposal:

The petitioner, Zolman Tire Inc., is proposing to annex and establish zoning, rezone, and approve a preliminary site plan to allow for the expansion of an adjacent automobile service and repair business, and a commercial vehicle/semi-truck service facility.

The 2.47 acre site, which includes two separate parcels (Tax Parcels 014-1018-0219.01 and 027-1001-0536), is located on the north side of E. McKinley Avenue approximately 300' east of N. Home Street. The adjacent properties to the west are also owned by the petitioner and occupied by Zolman Tire & Auto Care (2014 E. McKinley Avenue), and Best One Fleet Services (2356 N. Home Street).

Late last year, a majority of the 1.82 acre annexation area and a 0.65 acre parcel to the south fronting E. McKinley Avenue were cleared of vegetation and backfilled. The south parcel is already within the city limits and zoned R-1 Single-Family Residential. Both parcels are currently being used as a large unpaved parking area for semi-trucks and trailers. The zoning ordinance does not allow commercial vehicle parking on any unpaved or gravel surfaces or within the R-1 District. Once Planning Staff became aware of the non-conforming use of the property and that the northern parcel was still in unincorporated St. Joseph County, a letter was sent to the owner requesting that an annexation and zoning/rezoning petition be filed to bring the northern parcel into the city, and use variance appeal be filed to allow the expansion of the uses from the adjacent properties.

The purpose of the proposed annexation and zoning to the I-1 Light Industrial District is to allow for the expansion of the adjacent petitioners' businesses as shown on the preliminary site plan. The first phase of the development will include permanent hard surfaced access drives and parking areas, stormwater drainage improvements and retention basins, temporary asphalt and gravel parking areas, and landscaping and fencing. The petitioner anticipates that a second phase will include the construction of a new building shown as the hatched area on the preliminary site plan. Planning Staff is recommending that the use of the temporary asphalt and gravel parking areas for semi-trucks and trailers be limited to not more than 5 years. The building must be constructed within the 5 year period or the temporary parking areas reverted back to green space. Once the building is constructed, no parking on unpaved surfaces shall be permitted within the northern part of the property. If parking is desired in this area, it must be on a paved concrete or asphalt surface.

A Use and Developmental Variance appeal (AP 23-08) was submitted concurrent with the annexation and zoning petition. Automobile service and repair, which is a C-4 Automobile Oriented Commercial use, and heavy commercial vehicle/semi-truck service, which is an I-2 Heavy Industrial use, are not permitted uses in the I-1 District. Rezoning to either of these zoning classifications is not desired as it would allow for several permitted uses that would not be appropriate for the property. Planning Staff instructed that the I-1 Light Industrial zoning and use variance be requested to mirror the existing zoning and previous approved use variances for the two adjacent petitioner-owned properties. Use variances for the Zolman Tire & Auto Care, and Best One Fleet Services facilities were approved in 2007 (AP 07-11) and 2012 (AP 12-14), respectively.

The Developmental Variances are to allow for temporary parking on an unpaved gravel surface on the northern part of the site and a 6' high opaque fence instead of the 7' height requirement along the north and east property lines adjacent to residentially zoned properties. Other than parking of semi-trucks and trailers, no other outside storage, including but not limited to automobile parts or vehicles in various states of disrepair, or storage containers, shall be permitted on the property.

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

Annexation:

In 1965, the adjacent parcel to the south was annexed into the city along with a 145 acre area generally located north of E. McKinley Avenue, west of Elder Road, north of E. Jefferson Boulevard, and east of

Byrkit Road. This parcel was excess residential land with two homes to the north within the unincorporated area to be annexed. The homes were demolished in 2015 shortly after the property was acquired by the petitioner. In 1966, the adjacent properties to the west were annexed and zoned I-1 Light Industrial as a part of the Home Street Industrial Park. This annexation included a 186 acre area along the Home Street corridor between E. McKinley Avenue and Day Road. The petitioner has owned and operated businesses within these parcels since 2007 and 2012 following approval of the use variances.

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, a total of 563.24 feet, or 50%, of the entire 1126.48 feet of the perimeter of the property will be contiguous with the existing city limits. This exceeds the required 12.5% contiguity.

Location/Context:

The site is located north of E. McKinley Avenue approximately 300’ east of N. Home Street, and is bordered to the north by a wooded area within unincorporated St. Joseph County being excess residential land for property fronting Elder Road; to the west by single tenant buildings occupied by the petitioner’s automobile service and repair business, and commercial vehicle/semi-truck service facility; to the south by several single-family residential homes; and to the east by a single-family residential home within unincorporated St. Joseph County. The E. McKinley Avenue corridor includes a variety of commercial, industrial, and residential land uses.

Zoning Change:

Staff believes the proposed zoning of the property to the I-1 Light Industrial District with a use variance is appropriate given the adjacent parcels to the west were previously approved for the same uses. Expansion of the existing automobile service and repair business, and commercial vehicle/semi-truck service facility is compatible with and conforms to the existing and recommended commercial and industrial land uses along the E. McKinley Avenue corridor. The required fencing and landscaping along the northern and eastern property lines will provide additional screening for the adjacent residentially zoned properties.

Transportation/Roads:

According to the latest available traffic counts along E. McKinley Avenue, there were 14,250 annual average daily trips (AADT) (June 2022) immediately west of Capital Road and 15,817 AADT (May 2022) immediately east of Fir Road/N. Byrkit Avenue. The counts at these location have been relatively constant over the last 10 years with peak counts between 20,000-22,000 AADT from 2006 to 2008. With E. McKinley Avenue serving as the one of the principal arterial roadways connecting Mishawaka and South Bend to downtown Elkhart, traffic volumes are anticipated to remain constant or increase in future years due to added travel lane projects as outlined below.

The 2045 Transportation Plan, prepared by the Michiana Area Council of Governments with input from City staff, the County Engineering Department, and INDOT, includes added travel lanes along a 1.74 mile section of E. McKinley Avenue within the city limits between Elder Road and Division Street. The projected completion year for part of this project is 2029 with the entire project to be completed by 2035. The plan also includes added travel lanes along a 1.25 mile stretch of E. McKinley Avenue within unincorporated St. Joseph County between Ash Road (Elkhart County line) and Birch Road. The projected completion year for this added travel lane project is 2025.

All pertinent City Departments have reviewed and approved the proposed annexation, zoning/rezoning, and preliminary site plan.

RECOMMENDATION

Staff recommends approval of Petition 23-07 to annex and establish zoning, rezone, and approve a preliminary site plan for property located east of 2014 E. McKinley Avenue and 2356 N. Home Street. The approval will zone the property to the I-1 Light Industrial District. A separate use variance (AP 23-08) is required to allow for the expansion of an adjacent automobile service and repair business, and a commercial vehicle/semi-truck service facility.

This recommendation is based on the following Findings of Fact:

1. Existing Conditions – The subject property is located along the heavily travelled E. McKinley Avenue 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 or increase in future years due to added travel lane projects. The property was recently cleared and is currently being used as a large unpaved parking area for semi-trucks and trailers. Adjacent land uses include a wooded residential property to the north; an automobile service and repair business, and commercial vehicle/semi-truck service facility to the west; and single-family residential properties to the south and east.
2. Character of Buildings in the Area – The character of buildings and land uses located along E. McKinley Avenue corridor vary greatly and include commercial, industrial, and residential 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 should not be injurious to the property values in the surrounding area. Landscaping and screening compliant with the light industrial regulations is required to adequately screen the adjacent residentially occupied or zoned properties.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, guided commercial and industrial development along E. McKinley Avenue between Elder Road and Fir Road/N. Byrkit Avenue.

ATTACHMENTS

Aerial Map, Photographs, Annexation and Zoning Petition, Preliminary Site Plan, and Location Map



Aerial Photograph

Vacant Land - East of 2014 E. McKinley Ave. & 2356 N. Home St.
Recently Cleared and Occupied as an Unpaved Parking Area for Semi-Trucks & Trailers



P1. Looking northeasterly from the E. McKinley Ave. & N. Home Street intersection toward Zolman Tire and Auto Care west of annexation/rezoning area.



P2. Looking northerly from E. McKinley Avenue toward the adjacent Zolman property and expanded parking area. Trailers can be seen on the cleared/unpaved annexation area.



P3. Looking northerly from E. McKinley Avenue toward the expanded unpaved parking area.



P4. Looking northerly from E. McKinley Avenue toward the eastern part of the expanded unpaved parking area.



P5. Looking easterly from N. Home Street toward Zolman Tire & Auto Care to the south and Best Fleet One Services to the north.

DATE: March 22, 2023

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

FROM: Steve Ruby
Abonmarche Consultants
315 W. Jefferson Blvd.
South Bend, Indiana 46601
(574) 360-9804
sruby@abonmarhce.com

Per 23-07
Received
MAR 22 2023
Planning and
Community Development

RE: Petition for Annexation & Re-Zoning Classification – 2014 E. McKinley Ave. Mishawaka, IN

The undersigned **Nate Zolman, Zolman Tire, 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:

PROVIDED LEGAL DESCRIPTION: (Parcel: 71-09-02-477-008.000-031, 71-09-02-477-009.000-022)

(See Attached Legal)

Petitioners own one hundred (100%) percent of the above-described parcel of land which is located in the State of Indiana. The petitioners desire to have Parcel 71-09-02-477-008.000-031 Annexed into the City of Mishawaka as well have this parcel Rezoned to the I-1 Light Industrial zoning designation as a part of the annexation process.

The petition also desires to have the south parcel 71-09-02-477-009.000-022 rezoned respectively from the current R-1 Single Family Residential District to the I-1 Light Industrial Zoning district as currently defined for the existing Zolman Tire, Inc. Facility located at 2014 E. McKinley Avenue, Mishawaka, Indiana.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing an approximate size of the future building and the location of the proposed parking and drainage for the site.

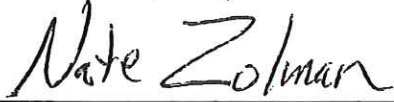
Petitioners further show this proposed annexation and re-zoning to be in the best interest of the St. Joseph County and for the City of Mishawaka, Indiana.

Wherefore, Petitioners respectfully request that the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted for the annexation and rezoning the above-described parcels of real estate to the City of Mishawaka with a I-1 Light Industrial rezoning.



Nate Zolman

Zolman Tire, Inc. (Parcel: 71-09-02-477-008.000-031, 71-09-02-477-009.000-022)

 3-16-2023

Printed

Date:



EXHIBIT A

ST. JOSEPH COUNTY ANNEXATION AND REZONE DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF SAID BEPA, LLC LAND, AND SAID LINE EXTENDED, 277.30 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE NORTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND; THENCE SOUTH 89° 59' 57" EAST, ALONG THE NORTH LINE OF SAID ZOLMAN TIRE, INC. LAND, 285.94 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 277.30 FEET TO THE NORTHERLY LINE OF SAID CITY OF MISHAWAKA BOUNDARY; THENCE NORTH 89° 59' 57" WEST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).



HANS P. MUSSER, PS

03/15/2023

DATE

JOB NO.: 23-0101



EXHIBIT A

CITY OF MISHAWAKA RE-ZONE DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, AND BEING PART OF A TRACT OF LAND CONVEYED TO ZOLMAN TIRE, INC. AS DESCRIBED IN INSTRUMENT NUMBER 1432198, ST. JOSEPH COUNTY RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS IN THIS DESCRIPTION ARE BASED ON INDIANA STATE PLANE COORDINATES-EAST ZONE, GPS DERIVED)

COMMENCING AT A 1" PIN IN CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 59' 57" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,993.97 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STATE OF INDIANA AS DESCRIBED IN INSTRUMENT NUMBER 0527134, ST. JOSEPH COUNTY RECORDER; THENCE CONTINUING NORTH 89° 59' 57" WEST, ALONG SAID SOUTH LINE, 285.94 FEET TO THE SOUTHWEST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 00° 14' 51" WEST, ALONG THE WEST LINE OF SAID STATE OF INDIANA LAND, 49.21 FEET TO A 5/8" REBAR WITH CAP ("ABONMARCHE FIRM 0050") MARKING THE SOUTHWEST CORNER OF SAID ZOLMAN TIRE, INC. LAND AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 14' 51" WEST, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO BEPA, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1808927, ST. JOSEPH COUNTY RECORDER, 100.79 FEET TO A NORTHERLY LINE OF THE CITY OF MISHAWAKA BOUNDARY AS DESCRIBED IN CITY OF MISHAWAKA ORDINANCE NUMBER 1342, CAUSE NUMBER 9715286, DATED SEPTEMBER 27, 1965; THENCE SOUTH 89° 59' 57" EAST, ALONG SAID NORTHERLY LINE, 285.94 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO MICHIANA MANAGEMENT LLC, AS DESCRIBED IN INSTRUMENT NUMBER 1800769, PARCEL III, ST. JOSEPH COUNTY RECORDER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE WEST LINE OF SAID MICHIANA MANAGEMENT LLC LAND, 94.233 FEET TO A CAPPED IRON ("LANG FEENEY AND ASSOCIATES") MARKING THE NORTHEAST CORNER OF SAID STATE OF INDIANA LAND; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 21.54 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE SOUTH 00° 14' 51" EAST, ALONG THE NORTHERLY LINE OF SAID STATE OF INDIANA LAND, 6.56 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 89° 59' 57" WEST, ALONG THE NORTH LINE OF SAID STATE OF INDIANA LAND, 264.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.65 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHTS OF WAY, AND EASEMENTS OF RECORD. (DESCRIPTION PREPARED BY HANS P. MUSSER, INDIANA PROFESSIONAL SURVEYOR NO. LS29700002 AND BASED UPON AN ALTA SURVEY CERTIFIED MARCH 15, 2023; ABONMARCHE PROJECT NUMBER 23-0101).



HANS P. MUSSER, PS

03/15/2023

DATE

JOB NO.: 23-0101



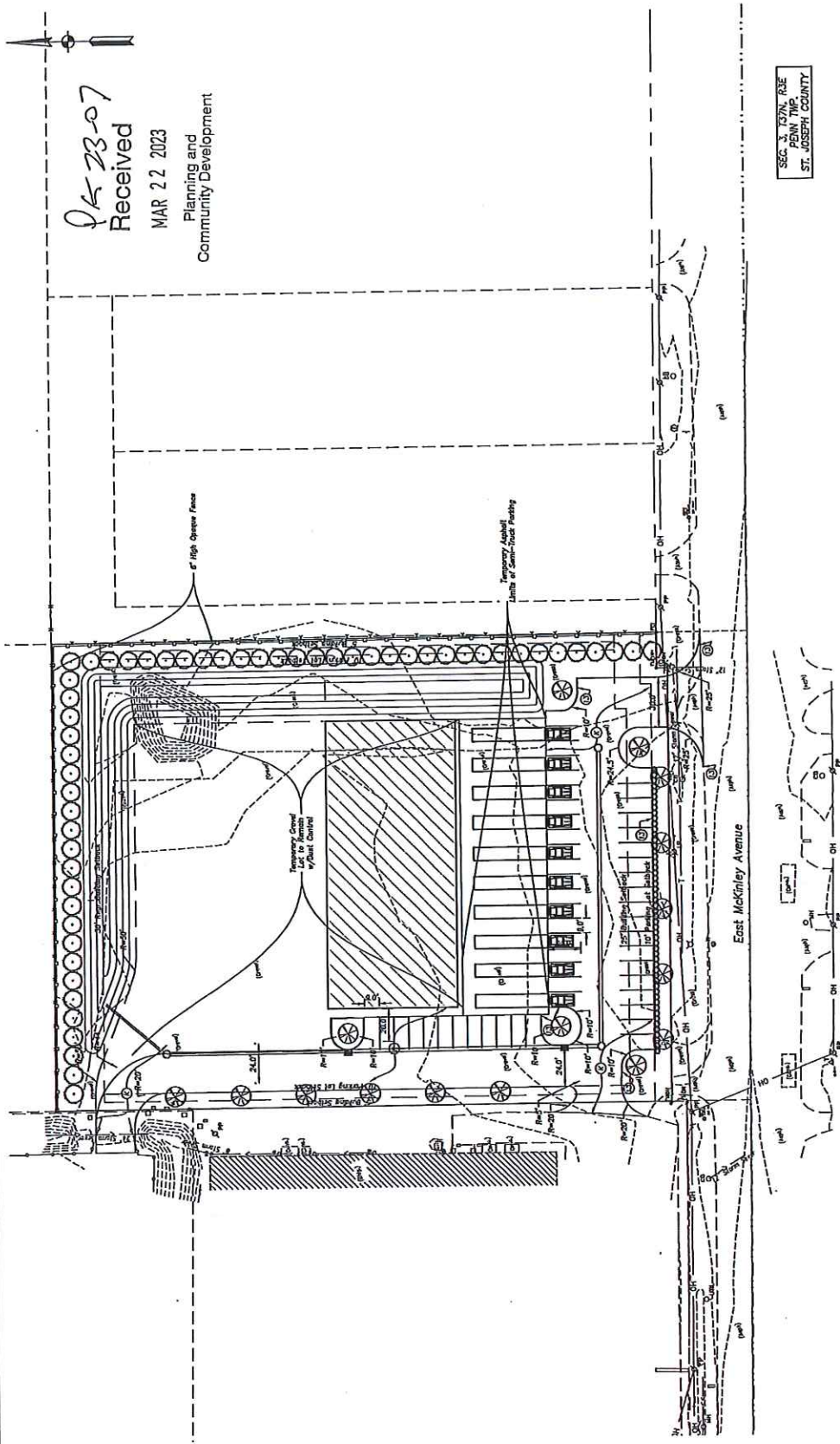
ABONMARCHÉ
 11111 Highway 101
 Suite 100
 Richmond, BC V6V 1K1
 Canada
 Tel: 604.273.1111
 Fax: 604.273.1112
 Email: info@abonmarche.com

ZOLMAN TIRE PARKING
 2028 E. MCKINLEY AVENUE
 MISHAWAKA, IN 46545

SITE PLAN

DATE	03/17/2023
DRAWN BY	SSB
CHECKED BY	SSB
DESIGNED BY	SSB
APPROVED BY	SSB
DATE	03/17/2023

PROJECT NO.	23-0101
DATE	03/17/2023
SCALE	1" = 20'
VERT.	23-0101
ACROSS	23-0101
SECTION	23-0101

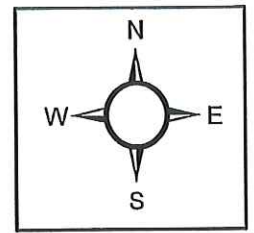


Received
 MAR 22 2023
 Planning and
 Community Development

SEC. 3, 137N, R3E
 PSN. 11P5
 ST. JOSEPH COUNTY

- Legend:**
- ① HMA Pavement, Full Depth
 - ② Standard Concrete Curb
 - ③ Future Building





PET 23-07

N HOME ST

E MCKINLEY AVE

Location Map

PET 23-07

OWNER:
NATE ZOLMAN/ZOLMAN TIRE, INC

LOCATION:
PROPERTY EAST OF 2014 E MCKINLEY

**ANNEX SHADED PORTION INTO THE CITY
REZONE HATCHED PORTION TO
I-1 LIGHT INDUSTRIAL DISTRICT**

R-1

R-1

R-1

R-1

R-1

1st Reading 5/3/23

2nd Reading

Passed

Failed

Continued To

PROPOSED ORDINANCE NO. 2023-16

ORDINANCE NO. _____

Deborah S. Block, MMC, MMC

APR 27 2023

City Clerk
Mishawaka, IN

AN ORDINANCE REESTABLISHING A CUMULATIVE
CAPITAL DEVELOPMENT FUND

WHEREAS, IC 6-1.1-41 allows municipalities to establish a Cumulative Capital Development Fund; and

WHEREAS, the City of Mishawaka, Indiana finds that such a fund is necessary and prudent for the financial well-being of the municipality;

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

Section 1. There is hereby reestablished the City of Mishawaka Cumulative Capital Development Fund.

Section 2. That an ad valorem property tax levy will be imposed and the revenues from the levy will be retained in the City of Mishawaka Cumulative Capital Development Fund.

Section 3. That the maximum rate of the levy under Section 2 will not exceed \$0.05 per \$100 Assessed Valuation levied in 2023 payable 2024 and thereafter.

Section 4. That the City of Mishawaka Cumulative Capital Development Fund is reestablished until such time as the fund is rescinded.

Section 5. That the funds accumulated in the City of Mishawaka Cumulative Capital Development Fund will be used for capital improvements as described in IC 36-9-15.5.

Section 6. Be it further resolved that proofs of publication of the public hearing held on the 15th day of May, 2023 and a certified copy of the ordinance shall be submitted to the Department of Local Government Finance of the State of Indiana as provided by law. The Cumulative Capital Development Fund is subject to approval of the Department of Local Government Finance.

Section 7. This Ordinance shall be in full force and effect from and after its passage, signing, attestation and approval of the Department of Local Government Finance.

Duly adopted by the following vote of the members of said _____
this _____ day of _____ 2023. (Adopting Body)

	AYE	NAY
_____ Dale "Woody Emmons	_____	_____
_____ Mike Bellovich	_____	_____
_____ Anthony "Tony Hazen	_____	_____
_____ Kate Voelker	_____	_____
_____ Mike Compton	_____	_____
_____ Ron Banicki	_____	_____
_____ Matt Mammolenti	_____	_____
_____ Maggie DeMaegd	_____	_____
_____ Gregg Hixenbaugh	_____	_____

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor of the City of Mishawaka, Indiana

on this _____ day of _____, 2023 at _____ o'clock, _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of _____, 2023 at

_____ o'clock, _____.M.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Maguire, Controller
Kayla Yoder, Deputy Controller

Date: April 27, 2023

To: Honorable Members of the Common Council

From: Rebecca Maguire

Re: Reestablishment of the Cumulative Capital Development Fund
(CCD) Property tax rate

Periodically we must reestablish the CCD rate to receive the maximum amount of funds allowed. The last time it was reestablished was in 2015 for pay 2016. Currently it is at .0450. Reestablishing at its max of .05 will provide an estimated \$ 99,000 of new money (after circuit breaker credits).

I am told that the State has eliminated the trending where we will no longer have to go through this process again. This important funding source supports our IT department and its ever increasing budget needs.

This nominal escalation will increase a homeowner's tax bill whose home assesses at \$200,000 by \$5.00 per year with their allowable exemptions in place.

In addition, there is a thorough process of advertising, public hearing, adoption, and remonstrance.

Please contact me with any questions.

c: David A. Wood, Mayor

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
100 NORTH SENATE AVENUE N1058(B)
INDIANAPOLIS, IN 46204
PHONE (317) 232-3777
FAX (317) 974-1629

TO: All Political Subdivisions

FROM: Fred Van Dorp, Budget Director

DATE: March 16, 2023

SUBJECT: Procedures for the Establishment and Reestablishment of Cumulative Funds

The Department of Local Government Finance ("Department") issues this memorandum, which applies to the following Cumulative Funds established under the procedures outlined in Ind. Code § 6-1.1-41, and which supersedes all previous memoranda on the subject. This memo does not take the place of Indiana law. The Department and all local units of government are bound to due dates and responsibilities as outlined in the law. In the event any part of this memorandum conflicts with Indiana law, Indiana law governs.

Please note that House Enrolled Act 1427-2021 ("HEA 1427") amended the process for establishing or reestablishing cumulative funds. This includes the Department's review of the unit's proposal. With a few exceptions, HEA 1427 did not change the process for a unit to establish or reestablish a cumulative fund prior to submitting the proposal to the Department. This memorandum incorporates the changes made by HEA 1427 as well as describing the statutory requirements under Ind. Code § 6-1.1-41 and related statutes.

Please also note that House Enrolled Act 1260-2022 ("HEA 1260") eliminates the requirement that tax rates for certain cumulative funds be adjusted to reflect increases in assessed value in the unit due to reassessment or annual adjustments. The tax rates will no longer be adjusted starting with taxes payable in 2023. A list of cumulative funds no longer subject to adjustments can be found at the end of this memorandum. This does not prohibit units from adopting lower tax rates for the cumulative fund in Table 3.

A political subdivision ("unit") desiring a new cumulative fund or to increase the property tax rate for an existing cumulative fund must establish or reestablish the fund. The unit may only establish or reestablish a cumulative fund for which it has authority to establish under the statutes referenced at the end of this memorandum in Table 1. Templates for each step may be found in the companion document with this memo.

1. Procedure Checklist
 - The checklist can be found in **Appendix A** of the companion document.
2. Adopted resolution/ordinance of adopting body.
 - For most units, the resolution/ordinance template can be found in **Appendix C** of the companion document.

- For fire protection territories, the resolution/ordinance template can be found in **Appendix D** of the companion document.
3. County auditor's Certificate of No Remonstrance
- If no taxpayer remonstrance has been filed, the county auditor will be able to provide the appropriate certificate.
 - Additional information related to submitting the Certificate of No Remonstrance can be found later in the memo.

All units seeking to establish or reestablish a cumulative fund with the Department must submit the following documents to the Department by **May 31, 2023**.

Submissions and questions regarding the cumulative fund procedures should be sent directly to your **Budget Field Representative**. Units may submit these documents electronically.

In addition to complying with the budget, tax rate, and tax levy requirements of Ind. Code § 6-1.1-17, the following steps must be taken when establishing a cumulative fund or increasing the rate of an established fund. A tax to finance the fund may not be levied in the ensuing year if

- following a hearing on a taxpayer remonstrance, the establishment of a fund is found not to be in compliance with Ind. Code § 6-1.1-41 and other relevant statutes; or
- the tax rate is not certified in conformity with Ind. Code § 6-1.1-41.

PUBLICATION OF NOTICE TO TAXPAYERS

The hearing must be publicized through a Notice to Taxpayers in accordance with Ind. Code § 5-3-1-2(f). The hearing must describe the tax levy to be imposed and must be published two (2) times, at least seven (7) days apart, with the first publication being at least ten (10) days before the public hearing and the second publication at least three (3) days before the public hearing. Per Ind. Code § 6-1.1-41-3(d) as amended by HEA 1427, the notice of the public hearing must be in the form prescribed by the Department. **Appendix B** contains a template for this notice.

4TH
11TH
15TH

The notice must be published in two (2) newspapers published within the unit, as applicable, in accordance with Ind. Code § 5-3-1-4. A unit may post the notice on its website in accordance with Ind. Code § 5-3-5.

If the fund is for a Cumulative Voting System (Ind. Code § 3-11-6) or Cumulative Channel Maintenance (Ind. Code § 8-10-5-17), a notice of the proposal and the public hearing must also be posted in three public places within the unit.

PUBLIC HEARING & ADOPTION OF RESOLUTION/ORDINANCE

The adopting body for the unit must conduct a public hearing on the proposed cumulative fund on the date, time, and location as indicated in the Notice to Taxpayers. At this hearing, taxpayers of the affected taxing district(s) have the right to be heard. After the public hearing, the adopting body can vote to pass a resolution/ordinance adopting the proposed cumulative fund and rate as presented, or at a lower tax rate. **Appendix C-1** and **Appendix C-2** (specific to the Equipment Replacement Fund) contains a template for this resolution/ordinance.

Units should pay close attention to whether the enabling statute requires the unit's fiscal body or legislative body to establish a cumulative fund.

PUBLICATION OF NOTICE OF ADOPTION

The unit must publish a Notice of Adoption to the affected taxpayers. Per Ind. Code § 6-1.1-41-3(e), this notice must be published in a manner prescribed by the Department. **Appendix E** contains a template for this notice. The unit must publish the Notice of Adoption one (1) time within 30 days after the date of the adoption in two newspapers published within the unit, as applicable, in accordance with Ind. Code § 5-3-1-4. If the fund is for a Cumulative Voting System (Ind. Code § 3-11-6) or Cumulative Channel Maintenance (Ind. Code § 8-10-5), the notice must also be posted in three public places in the political subdivision.

The publication of this Notice begins a 30-day remonstrance period for the taxpayers affected by the cumulative fund. Taxpayers who are affected by the proposed cumulative fund may file an objection petition with the county auditor, not later than noon 30 days after the publication of the Notice of Adoption, setting forth their objections to the proposed fund. Pursuant to Ind. Code § 6-1.1-41-6, and as changed by HEA 1427, signatures from at least **twenty-five (25)** taxpayers are required for a valid objection.

Exceptions to the 30-day remonstrance period are limited to the Cumulative Building and Capital Improvement Fund (Ind. Code § 36-9-16-5) and the Cumulative Building for Hospitals Fund (Ind. Code § 16-22-5-4). Only these two funds require a ten-day remonstrance period.

Pursuant to Ind. Code § 6-1.1-41-3(e), the Department prescribes the manner in which the Notice of Adoption must be published.

The county auditor must immediately certify the objection petition(s) to the Department by verifying all of the following:

1. The number of taxpayers on the petition and counterparts who are property owners within the taxing district(s) where the proposed cumulative fund will be levied.
2. The proper number of qualified signatures appears on the petition and counterparts.
3. The petition(s) was filed within the proper number of days after the publication of the Notice of Adoption.

TAXPAYER REMONSTRANCE & HEARING

If a petition is certified by the county auditor to the Department, the Department must fix a date for a hearing within a reasonable time after receipt of the objection. The Department is **not** required to hold a public hearing on a taxpayer remonstrance unless the petition alleges by reasonable statements of fact that the unit failed to comply with the procedural requirements under 1) Ind. Code § 6-1.1-41; 2) Ind. Code § 5-3-1; or 3) the enabling act for the cumulative fund. A hearing will be conducted by a hearing officer of the Department, at which time all affected taxpayers will have the right to be heard. As permitted by Ind. Code § 6-1.1-41-7, this hearing may be held through electronic means or in-person.

Notice of the hearing, under the signature of the Commissioner of the Department, must be given to the county auditor and the first ten (10) taxpayers whose names appear on the petition at least

five (5) days before the date of the hearing. This notice must be sent by mail with prepaid postage at least five (5) days before the hearing date. This notice will indicate whether the hearing will be held electronically or in-person.

At the hearing, testimony will be accepted from those in opposition to, as well as those in favor of, the proposed cumulative fund. The hearing officer will submit a report on the hearing to the Commissioner. The Department must certify approval, disapproval, or modification of the proposal to the county auditor. The Department may only disapprove a cumulative fund upon a finding that the unit did not comply with the procedural requirements under 1) Ind. Code § 6-1.1-41; 2) Ind. Code § 5-3-1; or 3) the enabling act for the cumulative fund. The action of the Department with respect to the proposed fund is final.

SUBMISSION TO THE DEPARTMENT

A unit that adopts a proposed cumulative fund pursuant to Ind. Code § 6-1.1-41 must submit the adopted ordinance/resolution to the Department for approval **on or before May 31** of the year preceding the year in which the proposed levy takes effect. The following must be submitted to the Department:

- Procedure Checklist (**Appendix A**).
- Adopted resolution/ordinance of adopting body (**Appendix C or Appendix D**, as applicable).
- County auditor's Certificate of No Remonstrance, when available*.

*While Ind. Code § 5-3-1-2(i) requires a Notice of Adoption to be published within 30 days of the date of adoption, Ind. Code § 6-1.1-41-4 requires that a proposal be submitted to the Department on or before May 31. The proposal must include a Certificate of No Remonstrance so that the Department is aware that no remonstrance has been filed prior to certifying the tax rate. However, a unit that adopts a cumulative fund in mid-May will not have a full 30 days to publish the Notice of Adoption before having to submit the proposal. In such a case, it would not be possible to have a Certificate of No Remonstrance both on or before May 31 **and** once the 30-day remonstrance window has expired. A unit may submit a Certificate of No Remonstrance after the May 31 deadline under the following conditions:

- The Notice of Adoption was published before May 31.
- The remonstrance period cannot end on or before May 31.
- All of the other required documents have been submitted to the Department on or before May 31.

The Department will not proceed with certifying the tax rate until the Certificate of No Remonstrance is received.

Ind. Code § 5-3-1-4, as presently written, does not distinguish between paper and electronic versions of newspapers. As more and more newspapers are moving entirely to an electronic format, some units may not have newspapers that publish paper editions in their jurisdiction. The unit should attempt, in compliance with Ind. Code § 5-3-1, to publish its notices in paper editions.

REVIEW BY THE DEPARTMENT

If no taxpayer remonstrance has been filed pursuant to Ind. Code § 6-1.1-41-6: The Department will verify that the tax rate for the cumulative fund as stated in the adopting ordinance does not exceed the tax rate that is permitted by the statute that allows the levy for the cumulative fund. A list of statutes and tax rates can be found in Table 2. The Department will certify the rate adopted by the unit, not to exceed the statutory maximum rate for the cumulative fund. If a submission is not filed on or before May 31, the Department has discretion not to certify the rate.

If a taxpayer remonstrance has been filed pursuant to Ind. Code § 6-1.1-41-6: After a hearing on the objections, the proposal will be reviewed by the Department for compliance with procedural requirements and whether the adopted rate does not exceed what is permitted by statute. If the adopted rate exceeds what is permitted by statute and the proposal is otherwise proper, the Department will approve the rate at the lesser of the adopted rate and the statutory maximum rate.

INCLUDING THE CUMULATIVE FUND IN THE UNIT'S BUDGET

An established cumulative fund may be levied beginning with the first annual tax levy imposed following approval of the proposal or in the year stated in the Department's order. Cumulative funds, with the exception of the Cumulative Building or Cumulative Capital Improvement Fund (Ind. Code § 36-9-16-4), do not expire and may be levied from year to year as long as they are advertised annually with the annual budget or are not time-limited by the establishing resolution/ordinance.¹ **Please note that if a unit adopts a rate for a cumulative fund as part of its budget adoption that is less than the rate at which the fund had been initially established, the unit will be held to that lesser rate the following year unless the unit reestablishes the fund at a higher rate. Again, to levy a tax in 2024, the fund must be properly adopted in 2023 and the petition timely submitted to the Department in 2023 (a unit seeking to levy a cumulative fund tax starting in 2024 should not adopt the cumulative fund until 2023).**

If the appropriate fiscal body wishes to increase the rate in subsequent years, the fund must be reestablished and presented to taxpayers (a unit establishing a municipal or county cumulative development fund may adopt three years' rates upon the establishment of such fund). The fund must also be reestablished if the use of the cumulative fund is changed. The tax rate may not exceed the rate specified by the statute authorizing the fund. The Department will apply the rate cap calculations to all cumulative funds as listed in this memorandum.

ADDITIONAL GUIDANCE ON CUMULATIVE FUNDS

A tax to finance the fund may not be levied in the ensuing year if:

- following a hearing on a taxpayer remonstrance, the establishment of a fund is found not to be in compliance with Ind. Code § 6-1.1-41 and other relevant statutes; or
- the tax rate is not certified in conformity with Ind. Code § 6-1.1-41.

With the elimination of adjusting rates in accordance with Ind. Code § 6-1.1-18-12 starting with taxes payable in 2023, the Department will not accept any submissions to reestablish a cumulative fund from a local unit where the cumulative fund tax rate was certified by the

¹ Cumulative funds established under IC 16-22-5-2 and IC 16-23-1-40 also expire by statute, but they are not governed by IC 6-1.1-41.

Department at the statutory maximum for the current budget year. For example, if the Department certified a county's cumulative capital development fund tax rate at \$0.0333 for pay-2023, the Department will not accept a submission from the county to reestablish that cumulative fund's tax rate at \$0.0333 for pay-2024. This is because the tax rate is already at the maximum rate allowed by statute and is no longer subject to adjustment under Ind. Code § 6-1.1-18-12, therefore reestablishment and certification would be unnecessary. The county may, for pay-2024, adopt a lower tax rate for the cumulative fund and then for pay-2025 reestablish the cumulative fund at a higher tax rate.

Taxes collected for a cumulative fund must be deposited in that same fund and may only be used for the purposes authorized by the corresponding statute and the resolution/ordinance as adopted. All funds must be appropriated before expenditure. The Department must approve all appropriations, except for those involving the Cumulative Bridge Fund or Cumulative Levee Fund. Appropriations may be included in the unit's annual budget or may be performed through the additional appropriation process under Ind. Code § 6-1.1-18-5. Levies and rates, however, must be approved in the annual budget process.

If the unit establishing the fund decides that the need for which the fund was established has been satisfied or no longer exists or the unit rescinds the tax levy for the fund, the fiscal body shall, pursuant to Ind. Code § 36-1-8-5, order the balance of the fund to be transferred as follows, unless a statute provides that it be transferred otherwise:

- (1) funds of a county, to the general fund or rainy-day fund of the county;
- (2) funds of a municipality, to the general fund or rainy-day fund of the municipality;
- (3) funds of a township for the redemption of township assistance obligations, to the township assistance fund of the township or rainy-day fund of the township; and
- (4) funds of any other political subdivision, to the general fund or rainy-day fund of the political subdivision.

State Board of Accounts ("SBOA") has taken the position that transfers from cumulative funds are governed by the specific statutory language and SBOA would take exception to cumulative funds under Ind. Code § 6-1.1-41 being transferred to the rainy-day fund. SBOA would not take exception to the transfer of funds if the purpose for which the fund was established had been accomplished, the need for the fund no longer existed, or the unit rescinded the tax levy.

Fire Protection Territory Equipment Replacement Fund is subject to both Ind. Code § 36-8-19-8.5 and Ind. Code § 6-1.1-41. Thus, the legislative bodies of each participating unit must adopt an ordinance (if the unit is a county or municipality) or a resolution (if the unit is a township), and the following requirements must be met:

- (1) The ordinance or resolution is identical to the ordinances and resolutions adopted by the other participating units.
- (2) Before adopting the ordinance or resolution, each participating unit must comply with the notice and hearing requirements of Ind. Code § 6-1.1-41-3.
- (3) The ordinance or resolution authorizes the provider unit to establish the fund.
- (4) The ordinance or resolution includes at least the following:
 - a. The name of each participating unit and the provider unit.

- b. An agreement to impose a uniform tax rate upon all of the taxable property within the territory for the equipment replacement fund.
 - c. The contents of the agreement to establish the fund.
- (5) A Notice of Adoption is published in accordance with Ind. Code § 5-3-1-4, which begins a 30-day remonstrance period.
 - (6) Objection petitions are processed as described on pages 2 and 3 of this Memorandum.
 - (7) All materials are submitted to the Department on or before May 31.

See Ind. Code § 36-8-19-8.5 for more information. **Appendix D** features a template ordinance/resolution.

Before a Cumulative Firefighting Building and Equipment Fund may be established by a Fire Protection District, the county legislative body that appoints the trustees of the District must approve the establishment of the fund.

Special note on CCD fund tax rates for counties & municipalities

Ind. Code § 36-9-14.5-6 provides for a maximum rate of \$0.0333 for counties with a local income tax (LIT) in effect as of January 1 of the year then the levy would be imposed. Counties without a LIT in effect as of January 1 can have a maximum rate of \$0.0233.

Ind. Code § 36-9-15.5-6 provides for a maximum rate of \$0.05 for municipalities located in a county with a local income tax (LIT) in effect as of January 1 of the year then the levy would be imposed. A municipality in a county without a LIT in effect as of January 1 can have a maximum rate of \$0.04.

Table 1: Statutory Authority for Common Cumulative Funds

<u>Fund</u>	<u>Fund Number</u>	<u>Statutory Authority</u>
Cumulative Voting System Fund	0191	IC 3-11-6
Cumulative Channel Maintenance Fund	0990	IC 8-10-5-17
Cumulative Bridge Fund	0790	IC 8-16-3-1
Major Bridge Fund	0792	IC 8-16-3.1-4
Airport Cumulative Fund	2190	IC 8-22-3-25
Cumulative Levee Fund (Vanderburgh Co.)	0901	IC 14-27-6-48
Cumulative Improvement Fund	2390	IC 14-33-21-2
Cumulative Hospital Sinking Fund		IC 16-22-4-1
Cumulative Hospital Fund		IC 16-22-8-41
Cumulative Fire Fund (Fire District) ²	8691	IC 36-8-14-2
Cumulative Fire Fund (Township)	1190	IC 36-8-14-2
Cumulative Fire Fund (Municipality)	1191	IC 36-8-14-2
Cumulative Transportation Fund	8090	IC 36-9-4-48
Cumulative Courthouse Fund	0590	IC 36-9-14
Cumulative Capital Development (County Unit)	2391	IC 36-9-14.5
Cumulative Jail Fund	1192	IC 36-9-15
Cumulative Capital Development (Municipality)	2391	IC 36-9-15.5
Cumulative Building and Capital Improvement Fund	1092	IC 36-9-16
Cumulative General Improvement Fund	2392	IC 36-9-17
Cumulative Township Vehicle and Building Fund	1090	IC 36-9-17.5
Cumulative Bldg. Fund for Municipal Sewers	6290	IC 36-9-26
Cumulative Drainage Fund	0991	IC 36-9-27-100
Cumulative Park Fund (County and Municipality)	1390	IC 36-10-3-21
Cumulative Park Fund (Certain Cities)	1390	IC 36-10-4-36
Township Cumulative Park Fund	1390	IC 36-10-7.5-9
Fire Protection Territory Equipment Replacement Fund ³	8692	IC 36-8-19-8.5
Cumulative Public Safety Officer Survivor's Health Coverage Fund	0193	IC 36-8-8-14.2

² Before this fund may be established by a Fire Protection District, the county legislative body that appoints the trustees of the District must approve the establishment of the fund.

³ The process for establishing a Fire Protection Territory Equipment Replacement Fund is governed by both IC 36-8-19-8.5 and IC 6-1.1-41.

Table 2: Cumulative Fund Maximum Rates

<u>Fund</u>	<u>Fund Number</u>	<u>Indiana Code Citation</u>	<u>Maximum Rate</u>
Cumulative Voting System Fund	0191	IC 3-11-6	\$0.0167
Cumulative Channel Maintenance Fund	0990	IC 8-10-5-17	\$0.0333
Cumulative Bridge Fund	0790	IC 8-16-3-1	\$0.10
Major Bridge Fund	0792	IC 8-16-3.1-4	\$0.0333
Airport Cumulative Fund	2190	IC 8-22-3-25	\$0.0167
Cumulative Levee Fund (Vanderburgh Co.)	0901	IC 14-27-6-48	\$0.0067
Cumulative Improvement Fund	2390	IC 14-33-21-2	\$0.0333
Cumulative Hospital Sinking Fund ¹		IC 16-22-4-1	
Cumulative Hospital Fund		IC 16-22-8-41	\$0.0667
Cumulative Fire Fund (Fire District)	8691	IC 36-8-14-2	\$0.0333
Cumulative Fire Fund (Township)	1190	IC 36-8-14-2	\$0.0333
Cumulative Fire Fund (Municipality)	1191	IC 36-8-14-2	\$0.0333
Cumulative Transportation Fund	8090	IC 36-9-4-48	\$0.0667
Cumulative Courthouse Fund	0590	IC 36-9-14	\$0.1667
Cumulative Capital Development (County Unit) ²	2391	IC 36-9-14.5	\$0.0333
Cumulative Jail Fund ¹	1192	IC 36-9-15	
Cumulative Capital Development (Municipality) ³	2391	IC 36-9-15.5	\$0.05
Cumulative Building and Capital Improvement Fund	1092	IC 36-9-16	\$0.33
Cumulative General Improvement Fund	2392	IC 36-9-17	\$0.1667
Cumulative Township Vehicle and Building Fund	1090	IC 36-9-17.5	\$0.0167
Cumulative Bldg. Fund for Municipal Sewers	6290	IC 36-9-26	\$1.00
Cumulative Drainage Fund	0991	IC 36-9-27-100	\$0.05
Cumulative Park Fund (County and Municipality)	1390	IC 36-10-3-21	\$0.0167
Cumulative Park Fund (Certain Cities)	1390	IC 36-10-4-36	\$0.0333
Cumulative Park Fund (Township)	1390	IC 36-10-7.5-19	\$0.0167
Fire Protection Territory Equipment Replacement Fund	8692	IC 36-8-19-8.5	\$0.0333
Cumulative Public Safety Officer Survivor's Health Coverage Fund	0193	IC 36-8-8-14.2	See Note 4

¹ Where the "Maximum Rate" column is blank, there is no maximum statutory rate for that fund.

² There is a two-year phase-in of the rate. A newly established county CCD fund will have a maximum rate of \$0.0167 in its first year and \$0.0333 for every year thereafter, subject to trending under IC 6-1.1-18-12.

³ There is a three-year phase-in of the rate. A newly established municipality CCD fund will have a maximum rate of \$0.0167 in its first year, \$0.0333, in its second year, and \$0.05 for every year thereafter, subject to trending under IC 6-1.1-18-12.

⁴ The maximum allowable rate is the rate necessary to pay the annual cost of the health coverage that the unit is obligated to pay under IC 36-8-8-14.1(h). The unit must include information supporting the proposed rate when submitted the proposal to the Department for certification.

Table 3: Cumulative Funds Subject to IC 6-1.1-18-12 Rate Cap Adjustment

<u>Fund</u>	<u>Fund Number</u>	<u>Subject to Adjustment</u>
Cumulative Voting System Fund	0191	No
Cumulative Channel Maintenance Fund (Counties & Port Authorities)	0990	No
Cumulative Bridge Fund	0790	No
Major Bridge Fund	0792	No
Airport Cumulative Fund	2190	No
Cumulative Levee Fund (Vanderburgh Co.)	0901	No
Cumulative Improvement Fund	2390	No
Cumulative Hospital Sinking Fund		No
Cumulative Hospital Fund		No
Cumulative Fire Fund (Fire District)	8691	No
Cumulative Fire Fund (Township)	1190	No
Cumulative Fire Fund (Municipality)	1191	No
Cumulative Transportation Fund	8090	No
Cumulative Courthouse Fund	0590	No
Cumulative Capital Development (County Unit)	2391	No
Cumulative Jail Fund	1192	No
Cumulative Capital Development (Municipality)	2391	No
Cumulative Building and Capital Improvement Fund	1092	No
Cumulative General Improvement Fund	2392	No
Cumulative Township Vehicle and Building Fund	1090	No
Cumulative Bldg. Fund for Municipal Sewers	6290	No
Cumulative Drainage Fund (County)	0991	No
Cumulative Drainage Fund (Municipality)	0991	No
Cumulative Park Fund (County and Municipality)	1390	No
Cumulative Park Fund (Certain Cities)	1390	No
Cumulative Park Fund (Township)	1390	No
Fire Protection Territory Equipment Replacement Fund	8692	No
Cumulative Public Safety Officer Survivor's Health Coverage Fund	0193	No
Cumulative Conservancy Improvement Fund	2393	No

1st Reading
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2023-10

ORDINANCE NO. _____

As Amended

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF MISHAWAKA, INDIANA AMENDING
TITLE III, CHAPTER 34 OF THE
MISHAWAKA MUNICIPAL CODE**

WHEREAS, from time to time it may be necessary for active duty and reserve members of the various branches of the Armed Forces of the United States and National Guard, including the Indiana National Guard, to ready themselves for service in military actions, or to provide assistance to, or to assume responsibilities in the military upon Orders of the Governor of the State of Indiana or the President of the United States; and

WHEREAS, among those called to service or potentially called to such service are employees of the City of Mishawaka, Indiana and employees of Mishawaka Utilities, hereinafter referred to as "City;" and

WHEREAS, various State and Federal laws provide minimum benefits to be accorded such employees by the City during their terms of active duty; and

WHEREAS, the Common Council, in conjunction with the City administration, stands behind and supports, proudly, any and all City employees called to such service, and desires to establish terms and conditions of the employment of those City employees while on active duty related to Orders of the Governor or President, which ratify and go beyond the minimum requirements of the law so as to provide for those employees and their families and dependents.

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

Section 1. TITLE III, Chapter 34: Personnel Policies: of the Municipal Code of the City of Mishawaka, Indiana, is hereby amended by deleting Ordinance #4631 in its entirety and replacing it with the following:

SECTION I – COVERED EMPLOYEES

1. The terms of employment policies embodied within this Ordinance apply to all regular full-time city employees and sworn officers called to active duty in the Armed Forces of the United States or Indiana National Guard for service related to the deployment of troops upon Order of the Governor or President.
2. Each covered employee shall be considered as remaining in the employ of the City of Mishawaka or Mishawaka Utilities in an inactive status while on active duty related to an ordered deployment of troops. Each covered employee shall

Deborah S. Block, IAMC, MMC

MAY 11 2023

City Clerk
Mishawaka, IN

continue in such inactive status until he or she returns to active employment with the City.

3. Each covered employee assigned to active military duty shall be responsible to notify the City, in writing, of each change in military status (including, but not limited to, wage changes, promotions, or active-duty status changes), within forty-eight (48) hours of the change, or as soon as reasonably possible under the circumstances.
4. Each covered employee must notify the City's Human Resources Department of his or her intention regarding return to active employment with the City on the required forms available from Human Resources. Such reapplication must occur within ninety (90) days after such time as he or she is released from active duty assignment, honorably discharged from such service or released from hospitalization continuing after discharge. The employee shall file his or her final active military pay stub and the final military pay grid with his or her form for reapplication.
5. Following reapplication, each covered employee, if still qualified to perform the duties of the position he or she held immediately prior to being called to military duty, shall be restored to such position or to a position of the like seniority, status, and pay. If any covered employee is not qualified to perform the duties of the position he or she held immediately prior to being called to military duty, by reason of disability sustained during such service, but is qualified to perform the duties of any other position in the employ of the City, he or she shall be offered employment and, if such covered employee so requests, shall be employed in such other position the duties of which the covered employee is qualified to perform as will provide him or her like seniority, status and pay, or the nearest approximation thereof consistent with the circumstances in his or her case.

SECTION II – WAGES AND BENEFITS

1. Each covered employee shall receive paid leave for the number of working days between the last day of active employment with the City and the first day of military duty not to exceed thirty (30) calendar days. This paid leave will be paid in regularly-scheduled, bi-weekly paychecks unless other arrangements are made with the Board of Public Works and Safety.
2. Each covered employee shall be allowed to elect, in writing, to receive compensation at his or her current rate of pay for all unused leave days available on his or her last day of active employment with the City before reporting to active military duty.
3. Beginning with the first day of active military pay and ending with the final day of active military pay, each covered employee shall receive a regular bi-weekly paycheck from the City in an amount equal to the difference between his or her current gross City wage and his or her gross military wage. For purposes of this ordinance, gross wages is defined as total compensation subject to FICA withholding. It is the employee's responsibility to inform the City Controller's Office if the gross military wage is less than the employee's gross City wage. In no event shall the total of gross military and gross City wages (including any amount paid under Section II (1) above) paid during the active military period

- exceed the total gross wages that would have been earned during the same time period by the covered employee in his or her City position had he or she not been called to active duty. Reconciliation of the amounts owed to or by the City shall occur as needed, following the employee's return to active City employment.
4. Employees with appropriate military orders will be granted paid leave for annual training for the Reserve or National Guard for a period of up to two (2) weeks per year; and are also entitled to both civilian and military pay up to one (1) weekend per month. Long-term deployment pay will follow USERRA. Specialty training (non-mandatory in nature) will require the employee to use his own banked time. The Council approval of such paid leave for shorter periods of military leave shall be retroactive to January 1, 2023.
 5. For purposes of computing the covered employee's gross City wages, each covered employee shall receive that annual increase he or she would have received had he or she not been called to active military duty.
 6. Leave days, such as but not limited to, Vacation, Sick, FTO and Bonus will not accrue during such time the covered employee is on active military duty.
 7. Time on the job and seniority will accrue during such time the covered employee is on active military duty.
 8. Upon the employee's return to active status with the City, he or she is eligible for any leave time, including vacation, that is available to all active City employees. Human Resources can counsel the returning employee on his or her options, should leave be necessary.
 9. Regular deductions from City paychecks will be honored only in the event the employee expresses his or her desire, in writing, to continue the deduction AND that there are sufficient funds due to the employee. The funds due to the employee include the differential paid according to Section II(3) above and any funds deposited by the employee to the City for the purpose of paying the deduction. Such deposits must occur prior to the scheduled deduction (or pay period). The employee is solely responsible for maintaining his or her qualification for each policy or program. In the event insufficient funds are present for all requested deductions and no further direction has been received from the employee, the City shall appropriate the funds in the following order (as appropriate):
 - a. Court-Ordered Deductions/Garnishments
 - b. Health Insurance premium for dependents
 - c. Union Dues
 - d. Deferred Compensation
 - e. Supplemental Insurance or other voluntary deductions

SECTION III – HEALTH INSURANCE

1. Pursuant to the terms of the Group Contract providing Health Care Benefits ("the Contract") governing the terms and conditions of employee health care coverage provided by the City, health care benefits for each covered employee shall terminate as of the date he or she is activated to military duty, as medical coverage is provided to the covered employee by the United States Government.
2. Dependents of covered employees with City-provided dependent health care coverage at the time the covered employee reports to active duty, shall remain

- covered under the Contract pursuant to Contract administration policies while the covered employee is activated to military duty.
3. Pursuant to exclusions listed in life insurance contracts, any life insurance provided to the covered employee by the City will cease while the employee is on active military duty.

SECTION IV – PERF

To the extent allowed by law, the City shall, during each covered employee's term of active military duty, continue to pay the pension contributions normally paid by the employer on behalf of the employee by virtue of his or her employment.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Common Council, signature of the Mayor, attestation by the City Clerk and publication as required by law.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on this _____ day of _____, 2023 at _____ o' clock, _____.M.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at _____ o'clock, _____. M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of, _____ 2023, at _____ o'clock, _____.M..

David A. Wood, Mayor

MAY 11 2023

City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2023-10

ORDINANCE NO. _____

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF MISHAWAKA, INDIANA AMENDING
TITLE III, CHAPTER 34 OF THE
MISHAWAKA MUNICIPAL CODE**

WHEREAS, from time to time it may be necessary for active duty and reserve members of the various branches of the Armed Forces of the United States and National Guard, including the Indiana National Guard, to ready themselves for service in military actions, or to provide assistance to, or to assume responsibilities in the military upon Orders of the Governor of the State of Indiana or the President of the United States; and

WHEREAS, among those called to service or potentially called to such service are employees of the City of Mishawaka, Indiana and employees of Mishawaka Utilities, hereinafter referred to as "City;" and

WHEREAS, various State and Federal laws provide minimum benefits to be accorded such employees by the City during their terms of active duty; and

WHEREAS, the Common Council, in conjunction with the City administration, stands behind and supports, proudly, any and all City employees called to such service, and desires to establish terms and conditions of the employment of those City employees while on active duty related to Orders of the Governor or President, which ratify and go beyond the minimum requirements of the law so as to provide for those employees and their families and dependents.

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

Section 1. TITLE III, Chapter 34: Personnel Policies: of the Municipal Code of the City of Mishawaka, Indiana, is hereby amended by deleting Ordinance #4631 in its entirety and replacing it with the following:

SECTION I – COVERED EMPLOYEES

1. The terms of employment policies embodied within this Ordinance apply to all regular full-time city employees and sworn officers called to active duty in the Armed Forces of the United States or Indiana National Guard for service related to the deployment of troops upon Order of the Governor or President.
2. Each covered employee shall be considered as remaining in the employ of the City of Mishawaka or Mishawaka Utilities in an inactive status while on active duty related to an ordered deployment of troops. Each covered employee shall continue in such inactive status until he or she returns to active employment with the City.

3. Each covered employee assigned to active military duty shall be responsible to notify the City, in writing, of each change in military status (including, but not limited to, wage changes, promotions, or active-duty status changes), within forty-eight (48) hours of the change, or as soon as reasonably possible under the circumstances.
4. Each covered employee must notify the City's Human Resources Department of his or her intention regarding return to active employment with the City on the required forms available from Human Resources. Such reapplication must occur within ninety (90) days after such time as he or she is released from active duty assignment, honorably discharged from such service or released from hospitalization continuing after discharge. The employee shall file his or her final active military pay stub and the final military pay grid with his or her form for reapplication.
5. Following reapplication, each covered employee, if still qualified to perform the duties of the position he or she held immediately prior to being called to military duty, shall be restored to such position or to a position of the like seniority, status, and pay. If any covered employee is not qualified to perform the duties of the position he or she held immediately prior to being called to military duty, by reason of disability sustained during such service, but is qualified to perform the duties of any other position in the employ of the City, he or she shall be offered employment and, if such covered employee so requests, shall be employed in such other position the duties of which the covered employee is qualified to perform as will provide him or her like seniority, status and pay, or the nearest approximation thereof consistent with the circumstances in his or her case.

SECTION II – WAGES AND BENEFITS

1. Each covered employee shall receive paid leave for the number of working days between the last day of active employment with the City and the first day of military duty not to exceed thirty (30) calendar days. This paid leave will be paid in regularly-scheduled, bi-weekly paychecks unless other arrangements are made with the Board of Public Works and Safety.
2. Each covered employee shall be allowed to elect, in writing, to receive compensation at his or her current rate of pay for all unused leave days available on his or her last day of active employment with the City before reporting to active military duty.
3. Beginning with the first day of active military pay and ending with the final day of active military pay, each covered employee shall receive a regular bi-weekly paycheck from the City in an amount equal to the difference between his or her current gross City wage and his or her gross military wage. For purposes of this ordinance, gross wages is defined as total compensation subject to FICA withholding. It is the employee's responsibility to inform the City Controller's Office if the gross military wage is less than the employee's gross City wage. In no event shall the total of gross military and gross City wages (including any amount paid under Section II (1) above) paid during the active military period exceed the total gross wages that would have been earned during the same time period by the covered employee in his or her City position had he or she not been

- called to active duty. Reconciliation of the amounts owed to or by the City shall occur as needed, following the employee's return to active City employment.
4. **Employees with appropriate military orders will be granted paid leave for annual training for the Reserve or National Guard for a period of up to two (2) weeks per year; and are entitled to civilian and military pay up to one (1)) weekend per month. Long-term deployment pay will follow USERRA. Specialty training required for promotions will require the employee to use his/her own banked time.**
 5. For purposes of computing the covered employee's gross City wages, each covered employee shall receive that annual increase he or she would have received had he or she not been called to active military duty.
 6. Leave days, such as but not limited to, Vacation, Sick, FTO and Bonus will not accrue during such time the covered employee is on active military duty.
 7. Time on the job and seniority will accrue during such time the covered employee is on active military duty.
 8. Upon the employee's return to active status with the City, he or she is eligible for any leave time, including vacation, that is available to all active City employees. Human Resources can counsel the returning employee on his or her options, should leave be necessary.
 9. Regular deductions from City paychecks will be honored only in the event the employee expresses his or her desire, in writing, to continue the deduction AND that there are sufficient funds due to the employee. The funds due to the employee include the differential paid according to Section II(3) above and any funds deposited by the employee to the City for the purpose of paying the deduction. Such deposits must occur prior to the scheduled deduction (or pay period). The employee is solely responsible for maintaining his or her qualification for each policy or program. In the event insufficient funds are present for all requested deductions and no further direction has been received from the employee, the City shall appropriate the funds in the following order (as appropriate):
 - a. Court-Ordered Deductions/Garnishments
 - b. Health Insurance premium for dependents
 - c. Union Dues
 - d. Deferred Compensation
 - e. Supplemental Insurance or other voluntary deductions

SECTION III – HEALTH INSURANCE

1. Pursuant to the terms of the Group Contract providing Health Care Benefits ("the Contract") governing the terms and conditions of employee health care coverage provided by the City, health care benefits for each covered employee shall terminate as of the date he or she is activated to military duty, as medical coverage is provided to the covered employee by the United States Government.
2. Dependents of covered employees with City-provided dependent health care coverage at the time the covered employee reports to active duty, shall remain covered under the Contract pursuant to Contract administration policies while the covered employee is activated to military duty.

3. Pursuant to exclusions listed in life insurance contracts, any life insurance provided to the covered employee by the City will cease while the employee is on active military duty.

SECTION IV – PERF

To the extent allowed by law, the City shall, during each covered employee's term of active military duty, continue to pay the pension contributions normally paid by the employer on behalf of the employee by virtue of his or her employment.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Common Council, signature of the Mayor, attestation by the City Clerk and publication as required by law.

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

_____ day of _____, 2023 at _____ o' clock, _____.M.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2023, at _____ o'clock, _____ M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of, _____ 2023, at _____ o'clock, _____ M..

Dave A. Wood, Mayor