

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

February 2, 2026

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 February 2, 2026, at 6:00PM. The meeting was called to order by Council President Gregg Hixenbaugh. All were asked to stand for the Pledge of Allegiance.

City Clerk Debbie Ladyga-Block called roll.

Present: Mrs. Hazen (P), Mrs. Voelker (P), Mr. Carroll (P), Mr. Banicki (P), Mr. Emmons (P), Ms. Hahn (P), Mr. Mammolenti (P), Mr. Violi (P), Mr. Hixenbaugh (P)
P: Present E: Electronically Participating A: Absent

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

Minutes for the Regular Meeting on January 5, 2026, were approved as received from the Clerk's Office.

Clerk Block read the following petitions by title and a letter from the Board of Zoning Appeals regarding their recommendation from their January 13, 2026, meeting.

Petition No. 2026-01 Annex and Establish Zoning as a R-1 Family District – 55660 Fir Rd.

Petition No. 2026-02 Annex and Establish Zoning as C-1 General Commercial and Rezone from C-4 Automobile-Oriented Commercial to C-1 General Commercial – NW corner of McKinley & Fir Rd. - 550 E. McKinley

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

PROPOSED ORDINANCE NO. 2026-03

AN ORDINANCE CONCERNING THE CONSTRUCTION OF ADDITIONS, IMPROVEMENTS, AND EXTENSIONS TO THE SEWAGE WORKS OF THE CITY OF MISHAWAKA, THE ISSUANCE OF REVENUE BONDS TO PROVIDE COST THEREOF, THE COLLECTION, SEGREGATION, AND DISTRIBUTION OF THE REVENUES OF SAID WORKS, THE SAFEGUARDING OF THE INTERESTS OF THE OWNERS OF SAID REVENUE BONDS, OTHER MATTERS CONNECTED

THEREWITH, INCLUDING THE ISSUANCE OF NOTES IN THE ANTICIPATION OF BONDS, AND REPEALING ORDINANCES INCONSISTENT HEREWITH
Sewage Works Revenue Bond Ordinance
(Assigned to Budget & Finance Committee)

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

RESOLUTION R2026-01

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT: SE CORNER OF STATE ROAD 23 & TOLL ROAD, MISHAWAKA, IN

Use Variance to allow Outside Storage for Landscaping Contractor – SE corner of State Rd. 23 & Toll Road

Chris Godlewski, Abonmarche, 315 West Jefferson Boulevard, South Bend, Indiana, spoke in favor of **RESOLUTION R2026-01**. Mr. Godlewski stated he was representing the broker, Anthony Piraccini, and the prospective land buyer, Richard Carroll. Mr. Godlewski stated the matter went through the annexation process and recently was annexed into the city and this was the last step for the development before they went to the site plan and platting. Mr. Godlewski stated this was the use variance for the outside display and he had a very delicately crafted ornate display of stone and sets of pools and spas and things like that to give a finished display of what it could look like if it was in someone's yard. Mr. Godlewski stated when you drove by the property, it would look very tasteful and attractive. Mr. Godlewski stated he thought that was the most important thing that came up in the Plan Commission meeting as well. Mr. Godlewski stated he was happy to answer any questions.

Question was called for at 6:06PM for **RESOLUTION R2026-01 Motion passed by unanimous roll call vote (summary: Yes = 9)**.

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The resolution passed 9-0.

RESOLUTION R2026-02

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT: 340 W. CLEVELAND, MISHAWAKA, INDIANA

Use Variance to allow a Second Floor Residential Unity in the Commercial Building occupied by Josephiney Photography – 340 W. Cleveland Rd.

Mr. Mammolenti made a motion for postponement of the public hearing on **RESOLUTION R2026-02** until their next regularly scheduled meeting so somebody could come speak before

them on the matter. With a second from Mrs. Voelker, a voice vote was held on the motion. The motion passed unanimously and the matter was postponed.

RESOLUTION R2026-03

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING THE ESTABLISHMENT OF THE AUTO MALL ECONOMIC DEVELOPMENT AREA, THE ECONOMIC DEVELOPMENT PLAN FOR SAID AREA AND ALL MATTERS RELATING THERETO

Declaring an Auto Mall Economic Development Area – 14325 & 14233 Cleveland Rd. & Toll Road

Ken Prince, Director of Planning and Community Development, spoke in favor of **RESOLUTION R2026-03**. Mr. Prince stated they were looking to create an additional tax increment finance area and the reason they were looking to create the additional TIF area was that there were specific city-desired improvements that they would like to fund that they did not have the ability to fund at that time. Mr. Prince stated there was a certain tax value associated with the property that was roughly seventy acres and it was located at the northwest corner of Cleveland and Capital where Gurley Leep was proposing multiple dealerships and in excess of \$100 million investment on the property and tax increment financing was where they captured the increment between the existing taxes being generated and then the after development taxes being generated for a period of time, in this case 25 years, to pay for infrastructure improvements to serve the area. Mr. Prince stated in this case, they wanted to extend Veterans Parkway from its current terminus near the Mishawaka Fieldhouse and take that north to Cleveland Road and in addition to that, they wanted to widen Cleveland Road. Mr. Prince stated there were 200 acres of developable property that was served from Veterans Parkway and they believed the infrastructure was not necessary and would not otherwise be funded unless they had a new tax increment funding area created to serve it. Mr. Prince stated they had a legacy tax increment financing district, and it expired in 2039. Mr. Prince stated with the changes that the state had proposed to SEA1 that were expected to drop by about \$4 million a year in revenue, so with that and understanding that the current legacy tax increment financing district was lined up to do very specific and large projects, so those funds were allocated for the foreseeable future. Mr. Prince stated with regard to the demolition of the Dodge complex, the construction of infrastructure associated with that project made it a \$12 million project. Mr. Prince stated with regard to the Union Street widening project, even though they had moved federal aid for the first section, the property acquisition alone was estimated to be about \$10 million for the acquisition of the property along Union Street and they could get into those projects at another time, but he just wanted to identify why the Administration was requesting this. Mr. Prince stated that evening, he wanted to walk through a little bit of their interest in providing the funding, Tom Everett with Barnes and Thornberg would discuss the specific resolution the Council was considering that evening, and Sam Schrader with Baker Tilly would provide the financial information associated with the project. Mr. Prince stated, even though the action that evening was for the creation of the area, they wanted the Council to specifically see the economics associated with the project and why it was important to move forward at that time since it was a unique opportunity that they had to partner with Gurley Leep. Mr. Prince stated in terms of history on the project, Gurley Leep Auto Mall was originally annexed to the city in two actions and essentially came in in 2024

and the company looked at this as a very long-term play and they obviously had existing dealerships in the city of Mishawaka and had looked at Mishawaka as a long-term partner. Mr. Prince stated the auto mall concept was very prevalent in larger cities and they were looking to create it in Mishawaka and very importantly they wanted to continue to be in the city of Mishawaka and be a good corporate citizen. Mr. Prince stated historically Gurley Leep had been one of the largest taxpayers in the city and they had continued to be for a long time, so they appreciated that partnership and appreciated the investment that they were looking to undertake. Mr. Prince stated the challenge with their property was that, although it was adjacent to the city by the Toll Road, it really wasn't adjacent to the city in terms of the extension of the infrastructure and the improvements associated with that, so when they decided to pursue the site, they knew very well that it was their responsibility to extend utilities and to do basic improvements to Cleveland Road. Mr. Prince stated the TIF they were looking to create was not intended to fund the Gurley Leep side of the improvements, so there was \$8 to \$9 million of improvements that Gurley Leep would not be paying for that they would be paying for was what was envisioned. Mr. Prince stated the city component was \$101 million and the overall project when you combined them together was estimated to be \$19 million associated with real capital improvements in terms of the extension of Veterans Parkway, the utilities, and the widening of Cleveland. Mr. Prince stated by making the improvements in partnership with Gurley Leep, it optimized the performance of all of their dollars going in so they would save a little bit of money in excess of \$1 million in terms of partnering on projects together. Mr. Prince stated the company was also responsible for obtaining the property to extend the utilities. Mr. Prince stated they had to negotiate with a property owner and acquire the property to extend the utilities going north and they specifically requested that they acquired it as right of way, so they had additional expense of buying the property instead of just obtaining an easement over it. Mr. Prince stated with the partnership, the city agreed to perform the design on the water and sewer which was to their benefit as well as there being a water line at that time that served Beacon on the north side of the Toll Road that needed to be extended. Mr. Prince stated currently it was a long dead end, and they needed to extend that water to the south to the Juday Creek water treatment facility to provide the appropriate circulation of that district, so part of that was what they were providing, and it was a benefit to their system. Mr. Prince stated when they looked at this, their initial thought was that they had Baker Tilly to do the analysis of what the auto mall would generate, so they contacted the assessor and walked through the numbers and what they determined at that time was that they did not have enough funding to complete the improvements necessary, so they were basically giving the direction to Gurley Leep that they go ahead with the project and the city would then follow because they did not have the ability at that time. Mr. Prince stated part of that was because of the capitalized interest, the debt coverage, and some of the things that Sam would talk about that they did not have the ability to perform. Mr. Prince stated in reviewing the project with Gurley Leep and the difficulties associated with it, they asked them to consider being the financier of the extension so that they would undertake the debt and it would be repaid through the tax revenue generated by their facility, which would enable enough revenue to come in to cover the improvements the city had the desire to perform to extend Veterans Parkway and the widening of Cleveland Road. Mr. Prince stated Gurley Leep had a need to be in their facility by then end of 2027 and to accomplish that, they needed to break the project into three phases with the first phase being the extension of the utilities and that would be anticipated to be bid in March, so they had released the design of that and it was being done at that time, because they needed the utilities first. Mr. Prince stated that would be followed by the improvements of

Cleveland Road and those would be pushing into 2027 and the final piece would be the extension of Veterans Parkway which they anticipated would be completed in 2028. Mr. Prince stated that outlined what they were trying to accomplish and why they were looking into it and he was happy to answer any questions the Council had.

Mr. Hixenbaugh stated going back to the inception of the Council's involvement with the project, they expressed some desire to be updated periodically as Gurley Leep moved forward with regard to not only with what was happening with respect to the property that was at issue that evening, but also the significant amount of property that was going to be vacated by Gurley Leep as they transitioned after 2027 into their new facility, so it was somewhat tangential to what they were discussing that evening, but his hope was that they could continue to interface with representatives of Gurley Leep and provide them with some updates with regard to what happened in the aftermath of the move to the new location. Mr. Prince stated they would specifically ask for that and as he knew, it would come back before them from a financial standpoint at their March meeting and it would be appropriate at that time to provide the Council with an update. Mr. Prince stated the other factor he believed played a part was that he believed Gurley Leep was currently leasing their existing facilities, so they were not necessarily the ones that would make that determination. Mr. Hixenbaugh stated he appreciated the emphasis that Mr. Prince put on how this would benefit the entire area beyond the Gurley Leep parcel and what he took from documents that were submitted to them and the development plan that was also approved was that in addition to benefiting property beyond Gurley Leep and the auto mall location, this was the culmination of what they said that they were going to do with regard to improvements in the area as they approved prior projects such as the Fieldhouse and asked if that was correct. Mr. Prince stated that was correct. Mr. Hixenbaugh stated this had a benefit not only for that area and the businesses that were located within that area, but also had a benefit for all residents and taxpayers in Mishawaka by virtue of the fact that it set the stage for future development which helped them to maintain a steady tax rate and accrued to the benefit of everybody who owned property or lived in Mishawaka and asked if he would agree with that. Mr. Prince stated he concurred.

Tom Everett, Barnes and Thornburg with offices at 201 South Main Street in South Bend, spoke in favor of **RESOLUTION R2026-03**. Mr. Everett stated they were serving as special counsel and bond counsel to the city in connection with the auto mall project. Mr. Everett stated the resolution approved the creation of the new TIF area in the city to be known as the auto mall economic development area that Mr. Prince described, Mr. Everett stated in recent years, the Council had amended the consolidated TIF area in connection with several projects and the steps to create a new TIF area was the exact same as amending an existing area. Mr. Everett stated first, the Redevelopment Commission adopted a declaratory resolution back in December that designated the auto mall TIF area and then last month, the Plan Commission considered and approved a resolution that approved the designation of the TIF area and then it came to the Council to them that evening for consideration and approval. Mr. Everett stated if the Council approved the resolution that evening, it would then go back to the Redevelopment Commission for a public hearing and then consideration of the final approval of the new economic development area. Mr. Everett stated as Ken mentioned, in addition to designating the new TIF area, last week the Redevelopment Commission adopted a preliminary resolution to consider the issuance of TIF bonds that would be payable from the auto mall TIF and the bonds would be

issued to fund infrastructure projects. Mr. Everett stated later that month, the Redevelopment Commission would consider a bond resolution that would authorize the Redevelopment Commission to issue redevelopment district bonds and then that would come back before the Council for approval on March 2nd. Mr. Everett stated under the current timeline, the bonds would then close around the end of April, and the first phase of the public infrastructure project would begin shortly after that. Mr. Everett stated he was happy to answer any questions.

Mr. Hixenbaugh thanked Mr. Everett for his work and asked with regard to the financing that Mr. Prince mentioned in passing and that they were going to hear more about from Mr. Schrader if there was a separate agreement between either the Redevelopment Commission or any other entity affiliated with the city that further memorialized the relationship or was this the entire packet of documents that would paper over the transaction. Mr. Everett stated there would be a number of documents that would be executed at the time of closing on the bond which would be the development agreement which contained terms related to the issuance and purchase of the bonds by the developer. Mr. Everett stated in that agreement, Gurley Leep committed to purchase the bonds and the city committed to undertake the public infrastructure projects that were funded from the bonds, so that development agreement would set the stage for everything that would take place if approved by the Council and then all of the agreements would be further memorialized in all the closing documents that came along with the bonds. Mr. Hixenbaugh asked if the development agreement would be provided to the Council at the time that they considered the specific financing and issuance of the bonds. Mr. Everett stated absolutely.

Sam Schrader, Baker Tilly Municipal Advisors with offices at 112 Ironworks Avenue in Mishawaka, spoke in favor of **RESOLUTION R2026-03**. Mr. Schrader stated he would introduce the financing and explain why the new TIF area would fit in with the plans for financing and funding for the infrastructure projects. Mr. Schrader stated the main reason for the establishment of the TIF area was to ensure that the project was completely siloed from other redevelopment funds and city funds, especially as Mr. Prince alluded to earlier in light of the SEA1 changes and the hurdles that communities are having to face as a result of that. Mr. Schrader stated any bond issued would be payable solely from project tax increment from the project site in addition to the minimum tax payment made by the company. Mr. Schrader stated that minimum tax payment was important, because when the project was first brought to their attention, they reached out to the St. Joseph County Assessor's Office to have a better understanding of how the project would look. Mr. Schrader stated there were not great, comparable properties within the county for new projects of this nature. Mr. Schrader stated they were great to work with, and they provided them with an assessed value estimated at about \$58.8 million, which they estimated would generate \$1.7 million of annual TIF revenue. Mr. Schrader stated they had several conversations with the company that, and it's their belief that they may be a little bit conservative, which was one of the reasons that they were willing to entertain entering into a minimum tax payment in an amount that would surpass the estimated annual TIF revenues. Mr. Schrader stated that was how they arrived at their \$2.2 million minimum tax payment and that was important because that allowed them to structure the bonds at a level that would accomplish the goals of both the city and the long-term goals for Veterans Parkway and that area in terms of the infrastructure needs, and the company's \$8 to \$9 million portion as well. Mr. Schrader stated that additional tax payments helped support that company's portion of the

project. Mr. Schrader stated one thing that was going to be unique a little bit to Mishawaka specifically was that they anticipated the bonds being purchased by the company or a related subsidiary and the structure was important in this case because it did allow for more efficient use of project revenues to be used for the infrastructure needs for a couple reasons. Mr. Schrader stated the first reason was you were going to limit your transactional costs significantly without having a required purchaser fee or underwriters discount, placement fee, things that you had historically been charged on your bonds that had been issued and purchased by a third-party purchaser. Mr. Schrader stated in addition to a debt service reserve requirement, as they understood it, that the company was not going to require a debt service reserve. Mr. Schrader stated, in addition to that, there was also going to be a lower debt service coverage ratio requirement. Mr. Schrader stated as they currently had the bonds structured, they were anticipating 100% coverage, which meant every dollar generated was going to go back towards the project. Mr. Schrader stated he wanted to talk about the benefits and really why it was important to pursue the option he was laying out and they wanted to make sure they were only going to use new project TIF revenues towards the financing. Mr. Schrader stated without the backing of other revenue sources of the city, the bonds would be extremely difficult to market to third-party investors and there were a couple of reasons for that. Mr. Schrader stated they were looking at a single taxpayer development on a project that had not been assessed yet, so you had lack of diversity in your tax base on a project that, again, had not been assessed. Mr. Schrader stated they had conversations with the Assessor, they had a good idea, but, they did not know in three years when the project would actually be built and assessed what that assessed value was actually going to turn into, so those two risks were going to limit the purchasers that would be interested in this type of offering. Mr. Schrader stated any purchasers that would be willing to kind of look past that would be building in additional protections in the form of a higher interest rate, larger transactional fees up front in terms of their purchaser fee, their debt service reserve requirement, and then additionally, likely a higher debt service coverage ratio in the form of 150% to 200%. Mr. Schrader stated instead of the one-to-one, dollar in dollar out ratio they were contemplating, it could be, for every \$2 generated, they would only actually be spending \$1 on the project up front. Mr. Schrader stated the bottom line was that all of the factors limited the bonding capacity of the project and cut into the net proceeds available to service the infrastructure needs of that area. Mr. Schrader stated they had outlined the costs and funding and really wanted to get ahead of the question of why they were issuing a bond in the amount of \$23.5 million when they were funding a \$19 million project. Mr. Schrader stated it led back to the construction timing issue, so the project was anticipated to be completed in 2027, which meant it would be first assessed January 1st of 2028 for taxes payable in 2029. Mr. Schrader stated they anticipated issuing the bonds in the spring so the three phases of development could get started but there was going to be a gap between closing and when those revenues came in in 2029 where there were no revenues available to make those interest-only payments. Mr. Schrader stated they currently had the bond structured semi-annually when those interest payments became due, there would be an additional draw on the bonds that would fulfill the interest-only payments in the short term. Mr. Schrader stated this was a similar concept to capitalizing interest and setting everything all in a fund for three years. Mr. Schrader stated It was a little bit more flexible for the company to not have to set aside an additional \$4.5 million

up front at closing, but not uncommon to structures they worked with throughout the state. Mr. Schrader stated he lastly wanted to reiterate the concept of 100% coverage and utilizing all the revenues available towards the infrastructure in the area, so, again, they were estimating about \$2.2 million annually to be available for the infrastructure projects and had structured the bond payments accordingly so that, again, almost every dollar that would be generated would go right back into servicing those debt service payments on a semi-annual basis and paying off the bonds as quickly as possible. Mr. Schrader stated he was happy to answer any questions.

Mr. Carroll asked if this went through if there would be no chance it would go out to a third party. Mr. Schrader stated the company would purchase them and it would not go to a third party.

Mr. Violi asked if the total price included personal property. Mr. Schrader stated the assessment was only the real property improvements. Mr. Violi asked if there would be personal property. Mr. Schrader stated as they currently had it set up, the TIF area that was going to be established was only capturing real property, so that was not something that had been discussed. Mr. Violi stated with the threshold being \$2 million, he was curious if they were going to get any personal property taxes out of it. Mr. Schrader stated that was not something they had contemplated.

Mrs. Voelker asked if Gurley Leep or a subsidiary would buy \$23,595,717 worth of bonds. Mr. Schrader stated Gurley Leep would. Mrs. Voelker asked how they would make any money on it with that being the case. Mr. Schrader stated they would essentially get their property taxes back in the form of the bond payments semi-annually, so they were not making money and they were essentially going to be trading the debt service payment for their semi-annual property tax payment and they were essentially getting the taxes that they paid back in the form of the bond payment but in terms of making money on it, it was kind of a wash from there. Mrs. Voelker asked about the estimated interest draws and where that came in. Mr. Schrader stated at closing, Gurley Leep would fund the \$19 million to Mishawaka to start working on the infrastructure and there would not be any revenue from their development until 2029, so the interest payments would start being due every August 1st and February 1st, starting on August 1, 2026. Mr. Schrader stated at that time when that interest payment was due, they would draw an additional payment of what was deemed as bond proceeds to make the payment. Mr. Schrader stated there may be language in the agreements where there was not an actual transfer of funds given, they were the bond purchaser, but, they would set aside additional bond proceeds to make the interest payments in the interim until 2029 when the revenues started to become available. Mrs. Voelker asked where cash came from to pay for this. Mr. Schrader stated Gurley Leep would be fronting it and they had a third-party lender that they were working with and that was how the transaction would work.

Mr. Hixenbaugh thanked Mr. Schrader for his work on this and his presentation and it was always good to see him back in the Princess City of Mishawaka. Mr. Schrader stated it was good to be there.

Ken Prince, Director of Planning and Community Development, spoke in favor of **RESOLUTION R2026-03**. Mr. Prince noted in the development agreement, it identified the interest rate at 7.5% so in terms of the cost of borrowing money, that would be the cost of borrowing money. Mr. Prince stated Mr. Schrader was correct in that it was all being paid back

from the financing, but there was an interest associated with it and that was why there was capitalized interest in the beginning and that was why it was an extended period of 25 years. Mr. Prince stated the 7.5% derived from the current bond market that if they were to go out, that would be the anticipated interest rate that would be paid.

Chris Pustelak, Vice President of Operations at Gurley Leep, spoke in favor of **RESOLUTION R2026-03**. Mr. Pustelak stated he appreciated the Council taking time that evening and reviewing the entire process of what they were trying to do with the proposal. Mr. Pustelak stated Ken and the attorneys and the Council talked about this as a very in-depth project, and they understood that timing was of the essence, so when they came to Ken and discussed the situation, they knew that they had to be working with speed. Mr. Pustelak stated they needed to be in by October 7th of 2027, because that was their 50th anniversary and the lease was putting pressure on them on the construction side, and that meant they were putting pressure on Ken from the city side. Mr. Pustelak stated when they came up with the project, and they went back to the lease and said they needed to come up with another \$25 million, they looked at them with a strange look and said, well, that got the deal done. And they accepted that and worked close to the city, and thanks to Ken and everyone else had done, they were able to get to that point now with their approval to move forward on the project. Mr. Pustelak stated it was going to be an amazing facility, and the lease obviously could have chosen another area, but new was important with Mishawaka. Mr. Pustelak stated they enjoyed the relationship that they had for many years and would continue to have for many years in the future. Mr. Pustelak stated for them to put the \$25 million up from the family and friends and company that owned the lease showed their interest in the city and how they wanted to make it work for everyone. Mr. Pustelak stated they appreciated what the Council was doing and their approval upon the matter that evening so they could move forward and get the dirt moved over there and put up some amazing buildings that would look great for the city of Mishawaka as well as themselves and in turn, they would pay a lot of taxes in the future.

Question was called for at 6:44PM for **RESOLUTION R2026-03 Motion passed by unanimous roll call vote (summary: Yes = 9)**.

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The resolution passed 9-0.

RESOLUTION NO. R 2026-04

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, DECLARING A CERTAIN AREA IN THE CITY OF MISHAWAKA, INDIANA, TO BE AN ECONOMIC REVITALIZATION AREA

Declaratory Resolution for Real & Personal Property Tax Abatement - United Pet Food

Derek Spier, City Planner, spoke in favor of **RESOLUTION R2026-04**. Mr. Spier stated the resolution was for a tax abatement petition that had been filed by the company. Mr. Spier stated United Pet Food Producers acquired the former WellPet facility in June of 2024. Mr. Spier stated the company was proposing to expand their current facility to include a new building addition for a new drying tower and installation of other manufacturing equipment. Mr. Spier stated the total plant investment for the project was approximately \$30 million. Mr. Spier stated specifically,

two abatements had been filed for their consideration with one being for real property improvements and the other being for the personal property improvements. Mr. Spier stated the real property improvements included an \$11 million expansion, adding a dryer tower addition to the south side of the building and the personal property request included \$19 million for an investment in equipment for automation improvements for packaging and bulk receiving and other machinery. Mr. Spier stated WellPet LLC, which was the prior owner of the facility, had received three prior real and personal property tax abatements which were approved by this Council in 2014, 2015, and 2021. Mr. Spier stated employment levels at the facility over that time had increased from 91 employees in 2014 to fluctuating slightly over the years to 105 employees at that time. Mr. Spier stated the abatement approved in 2021 was rescinded by the Council in 2023 as the prior owner did not follow through with the installation of the equipment excluding the odor mitigation system. Mr. Spier stated the proposed improvements included in the request were similar to what was proposed and approved in 2021. Mr. Spier stated In June of the prior year, the company did receive a real property tax abatement for the new warehouse facility and distribution facility that was located just north of their main plant. Mr. Spier stated construction immediately commenced after the abatement was approved last summer and was nearing completion at that time. Mr. Spier stated with the current request, the company would retain 105 employees while adding 31 jobs as a result of the investment. Mr. Spier stated the hourly wage for the 30 semi-skilled new positions excluding benefits was estimated at just over \$24. Mr. Spier stated total annual salaries for the new jobs, including one salaried position, were estimated at over \$2 million. Mr. Spier stated Similar to the prior approved abatement, staff was recommending a five-year abatement for both the real and personal property tax abatement requests. Mr. Spier stated a standard phase-in for the abatement was recommended, which would begin at 100% in the first year and then decrease 20% annually over the life of the abatement and this was just the first step in the process, so this was the declaratory resolution. Mr. Spier stated if approved that evening, they would be before the Council with the confirming resolution in two weeks and at that time they would also present some additional information on the expected tax benefits as far as what would be abated and what would be paid over the life of the abatement. Mr. Spier stated if they had any questions, he would be happy to answer them.

Mr. Violi asked about the personal property and if it would generate future tax revenue. Mr. Spier stated it would.

Mr. Hixenbaugh stated he heard what he said that in fact if it advanced to the second stage of the process, there would be additional information submitted to the Council with regard to anticipated tax revenue and the impact of the abatement and they always appreciated that information and it was always well done. Mr. Hixenbaugh stated at that time, in light of the change with regard to the treatment of personal property in Indiana, he asked for some additional detail from the staff than they perhaps had received in the past since to his recollection, this would be the first time they would be confronted with a tax abatement request in the new reality they lived in. Mr. Hixenbaugh stated why should not the change of the law change their perspective with regard to the length of tax abatement and the typical schedule for tax abatement they had applied with regard to personal property. Mr. Hixenbaugh stated he was not indicating that they should treat it any differently, but he thought it would be beneficial for them to hear from him as well as the owner why the fairly significant change in state law should not impact how they had traditionally treated these types of requests. Mr. Hixenbaugh stated he just wanted

to get that on his radar screen so that when and if they advanced to the next stage of the process that they could have that interaction. Mr. Hixenbaugh once again thanked Mr. Spier.

Eloise Fleury, CEO of United Petfood Producer USA at 1011 West 11th Street in Mishawaka, spoke in favor of **RESOLUTION R2026-04**. Mrs. Fleury stated as they knew, United Petfood Producer USA, which was the first and only U.S. manufacturing facility there in Mishawaka had been operational since July 2024, and she hoped they received the effort and the commitment they had to grow in the community. Mrs. Fleury stated If any of them had the chance to walk by the warehouse, the new warehouse that was hopefully being commissioned that week, they should do so. Mrs. Fleury stated they would see real improvement in the area compared to the old building, so as they mentioned, there was new equipment coming into play, but there were also a lot of new jobs. Mrs. Fleury stated with the warehouse, they anticipated about ten junior jobs opening. Mrs. Fleury stated they were 27 at that time, so there were 27 jobs opening for United Petfood Producer USA. Mrs. Fleury stated the jobs were skilled manufacturing jobs with wages and benefits that supported the families of the employees as well as the community. Mrs. Fleury stated for them that was important and they were also bringing in new equipment for employees to work with better, more updated equipment and improve the quality of work that they would be doing in the facility. Mrs. Fleury stated the investment would further strengthen Mishawaka's economy while also creating lasting opportunities for decades. Mrs. Fleury stated this would improve the community to have the new machinery in place there. Mrs. Fleury thanked the Council.

Ms. Hahn asked if she anticipated a lot more traffic into the area with the warehouse and what they had done to prepare for that. Mrs. Fleury stated yes and the traffic was already there because of the old warehouse, that was why they pulled the trigger so quickly on the new warehouse and she thought they had some people there coming for new signage to make sure the roads were clear and that was what they were doing. Mrs. Fleury stated the new warehouse would help with finished goods, but they also would have raw material coming into the facility. Mrs. Fleury stated the with raw material part of the project, there was a bulk receiving improvement to allow them to unload trucks more quickly. Mrs. Fleury stated at that time, they were very restrained with how quickly they could unload the trucks, and so if they were late or if there was a snowstorm or severe weather, then the trucks got back up really quickly and they wanted to mitigate that. Mrs. Fleury stated the project would allow them to make some of the improvements to allow the trucks to be turned over quicker, and in turn, removing them from the streets causing the issues they currently faced. Mrs. Hahn thanked Mrs. Fleury.

Mr. Violi asked about the 27 new jobs in the warehouse that would be finished and if that would not include 31 new jobs if they went to the next phase with the abatement. Mrs. Fleury stated that was correct and they currently had 27 job openings at that time on top of the 105 that they already had. Mr. Violi thanked Mrs. Fleury.

Mrs. Voelker asked about the equipment that would help with the odor control as they had very extensive presentations on it in 2021 for the last abatement and things did not follow through the way they hoped and perhaps next time she was before the Council she could tell them about the equipment being put in and how it would benefit the people in that area. Mrs. Voelker stated she did not live around it, but she smelled it at times at her house, and she knew it was even more of

an issue for people who lived near there. Mrs. Fleury stated she could not speak about what happened with the previous company, but what she could say was when they took over, they were receiving weekly emails about the smell. Mrs. Fleury stated they had been operational since July 2024, and they were very reactive with the phone calls they had received. Mrs. Fleury stated they made improvements right away and the new equipment would help with odor control. Mrs. Fleury stated she did not want to make promises but at the end of the day, they were manufacturing pet food and so guaranteeing that tomorrow was going to see no odor coming from their facility because of the new equipment would be lying. Mrs. Fleury stated she did not want to be there and do that. Mrs. Fleury stated when you went through the process and making a kibble, there were fumes that generated as a result. Mrs. Fleury stated those fumes when they burned, that was what caused the odor. Mrs. Fleury stated new equipment would help with those fumes. Mrs. Fleury stated she absolutely did not want to make any promises to say once they put in the new equipment, that they would not smell pet food because at the end of the day, they were producing pet food. Mrs. Fleury stated since they took over, she hoped the community saw an improvement. Mrs. Voelker asked if she anticipated there would be further improvement without making a guarantee. Mrs. Fleury stated the new equipment would have a vertical dryer and then a vacuum cooler as well, which was a vacuum system inside, so it would be more insulated than all current equipment, but she did not want to make promises because it was still pet food. Mrs. Voelker thanked Mrs. Fleury.

Mr. Emmons complimented the company that he received an incident regarding the odor at 5PM and she said they would get back with him and within two hours, she got back with him and said the filters were plugged, which caused the odor to go out into the atmosphere and corrected the situation. Mr. Emmons stated since then he had not received any phone calls regarding the odor and he appreciated her getting into the problem, finding it, correcting it, and getting back to him so he could get back to his constituents. Mr. Emmons stated he appreciated her taking an interest in solving the problem and getting back to him. Mrs. Fleury thanked Mr. Emmons for the feedback, and stated every time they ran a new recipe, there was a new system, so giving them direct feedback would allow them to identify any problem really quickly and by doing so, they would put new things in place to implement. Mr. Emmons stated he appreciated it and knew his constituents appreciated it as well.

Mr. Hixenbaugh thanked Mrs. Fleury for the information she shared and also the way she and the new ownership group had embraced the community in the things they had done to invest in the community beyond their day-to-day business activities and he was really appreciative of the long-term relationship that their entity, under all of its ownership variations, had with the community, the jobs that they provided, and he found them to be a good corporate citizen. Mr. Hixenbaugh stated one of the things that the law obligated them to find if they were going to approve the abatement, especially at the second stage of the process, was that granting the abatement, the benefits of what they were proposing, the investment that they were going to make in their community, justify the abatement, and the deduction. Mr. Hixenbaugh stated going back to his comments to Mr. Spier, in addition to hearing from staff, he thought hearing from her and her organization with regard to that personal property change in state law and how that benefits them, and in turn, how the investment that they were going to make beyond the benefit that state law already provided them, how that benefited Mishawaka, he believed that was going to be important for the Council to hear. Mr. Hixenbaugh stated he thought she was wise not to

make any guarantees or any promises, and in hindsight, he thought that one of the problems the last time that the odor control issues were brought before them was that some expectations were set on the part of the Council and the community, and it was because they were given very specific, quantifiable representations with regard to the effectiveness of the equipment. Mr. Hixenbaugh stated they really never got to how effective the equipment was going to be because it was never put in place and he acknowledged that, but he did think that, at least from his standpoint, that he was going to need much more information with regard to how the investment in equipment and real estate was similar to what was brought to them in the past and how it was different. Mr. Hixenbaugh stated he was not going to ask her to quantify the effectiveness of the odor control and he was very pleased to hear by those who lived much closer to it than he did that they were already doing things to try to address that, and that was much appreciated, but if odor control was a component of the investment that was at issue there, he thought some more detail with regard to what that looked like and what the impact was going to be on the surrounding neighborhood was going to be an important factor with regard to the decision that they would make at the second step of the process. Mr. Hixenbaugh stated he was inclined to support the matter that evening, but he looked forward to the ongoing conversation at their next meeting so that they could indeed find that the benefits there justified the abatement that they were being asked to approve. Mrs. Fleury stated she could certainly get that information for the Council. Mr. Hixenbaugh thanked Mrs. Fleury.

Question was called for at 7:03PM for **RESOLUTION R2026-04 Motion passed by unanimous roll call vote (summary: Yes = 9).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The resolution passed 9-0.

PROPOSED ORDINANCE NO. 2025-49

AN ORDINANCE TO ESTABLISH 120 NORTH RACE STREET AS A LOCAL HISTORIC LANDMARK WITHIN THE CITY OF MISHAWAKA, INDIANA

Mr. Carroll reported the Land Use Planning Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. The committee report passed unanimously.

Christa Hill, Senior Planner and Secretary of the Historic Preservation Commission, spoke in favor of **PROPOSED ORDINANCE NO. 2025-49**. Mrs. Hill stated The Historic Preservation Commission held a public hearing on December 2nd, 2025, and forwarded the matter through with a favorable recommendation. Mrs. Hill stated the Van Dinter-Rands house, as it had come to be known, at 120 North Race was built in 1920 and was the only notable house on the block, according to their 1995 survey and at the time of that survey, there were eight houses on the east side of Race Street, but four had since been demolished, so this was the only notable one on the block, and it was still standing, so now was the time to preserve it. Mrs. Hill stated in the 1930s, it was the home of George Van Dinter and his family's business was Van Dinter Organ, and they made organs both locally and nationwide, and they were known for their quality Mrs. Hill stated at some point, the upstairs was converted into three apartments, however, it had now been

returned to a single-family home. Mrs. Hill stated the Rands had owned the house since 2024. Mrs. Hill stated if they had any questions for me, she would be happy to answer them.

Cody and Katie Rands, 120 N. Race Street, spoke in favor of **PROPOSED ORDINANCE NO. 2025-49**. Mrs. Rands stated they wanted to preserve the history of their home and they loved the city. Mrs. Rands stated they had been living there for over twenty years, and they did a lot of gathering of information when they started the process, were encouraged by their neighbors to do so, and they found out there was a lot of history from the home. Mrs. Rands stated Pete DeKeever had more information to share with the Council. Ms. Hahn stated she also sat on the Historic Preservation Commission and thanked them for taking the time to gather the information and help preserve some of their historical homes and encouraged them to encourage more neighbors to do the same thing for their homes, churches, and schools in the city. Ms. Hahn stated they were happy to have them on the list.

Pete DeKeever, Historian Laureate for the City of Mishawaka 16581 Chandler Boulevard in Mishawaka, spoke in favor of **PROPOSED ORDINANCE NO. 2025-49**. Mr. DeKeever stated he strongly supported the designation of the Van Dinter-Rands house as a local historic landmark. Mr. DeKeever stated the house was a fine, surviving example of the middle-class and upper-middle-class housing that was built near downtown around the time of World War I. Mr. DeKeever stated one hundred years ago, over twenty houses lined both sides, both the east and west sides, of North and South Race, then the commercial downtown and other developments began encroaching upon that street. Mr. DeKeever stated at that time, four parking lots filled the entire west side of Race Street from 1st to 4th Street, and only nine houses remained on the east side of the street. Mr. DeKeever stated designating the Van Dinter-Rands house as a historic landmark encouraged the preservation of other historic homes on the street. Mr. DeKeever stated the house was also important for its association with the Van Dinter family, who operated the Van Dinter Organ Company and the company actually went back even to Holland several hundred years ago. Mr. DeKeever stated Louis Van Dinter, George's father, brought the business from Detroit to Mishawaka in the 1880s or so, and it was a really unique manufacturing enterprise in the city of Mishawaka for decades. Mr. DeKeever stated they had hundreds of houses and other buildings in Mishawaka that merited landmark designation, and he was so pleased that the Rands family loved and cared for their house and wanted it to be a Mishawaka landmark. Mr. DeKeever asked that the Council support their efforts with landmark designation and thanked the Council.

Mrs. Voelker asked if the organ in St. Joe Church was a Van Dinter. Mr. DeKeever stated yes it was and Louis Van Dinter was a member of St. Joseph Church as he was part of the parish and originally, he came to Mishawaka working on the contract to construct the organ at the old St. Joseph Church that was built in the 1860s, and then there was one other church that he also was creating the organ for, and he loved Mishawaka so much that he decided to move his business from Detroit to Mishawaka. Mr. DeKeever stated there were several other church organs that had since been lost in Mishawaka churches that he installed. Mr. DeKeever stated the one at St. Joseph Church, which was still largely a Van Dinter organ, had work done on it over the years, and even Louis himself was involved in the refurbishing of the St. Joseph Church organ before he passed away in the 1930s. Mr. DeKeever stated unfortunately, the organ factory, which stood on the west side of Spring Street, right across from where today was Mishawaka Catholic

School, had been long gone, as was the house that Louis lived in, which was immediately to the south, right there at the northwest corner of 4th and Spring Streets. Mr. DeKever stated it was great that they had the house that connected members of the family, and George did work at the organ factory, so he was one of multiple family members that worked there, and then he also worked at Ball Band in later years.

Mr. Hixenbaugh thanked Mr. DeKever for his work and appreciated the fact that he learned something new about Mishawaka and the history of the city whenever he spoke before the Council.

Mrs. Voelker thanked Bob Sullivan as he worked closely with the homeowners to help them do the research for the application and it was a good community effort.

Question was called for at 7:13PM for **PROPOSED ORDINANCE NO. 2025-49 Motion passed by unanimous roll call vote (summary: Yes = 9).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5972.**

PROPOSED ORDINANCE NO. 2026-01

AN ORDINANCE AMENDING ORDINANCE 5951 FIXING THE SALARIES OF ALL SWORN POLICE EMPLOYEES OF THE CITY OF MISHAWAKA, INDIANA FOR THE YEAR BEGINNING JANUARY 1, 2026 Amending 1016 Salary Ordinance for the Police Department

Mr. Violi reported the Budget & Finance Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. The committee report passed unanimously.

Rebecca Maguire, City Controller, spoke in favor of **PROPOSED ORDINANCE NO. 2026-01.** Mrs. Maguire stated she was present asking for their approval of an amendment to the police salary ordinance. Mrs. Maguire stated they had updated the night shift differential during contract negotiations, and it would be going from \$700 annually to \$2,500 and they had also added the drone operator specialty pay at \$500 annually. Mrs. Maguire thanked the Council.

Question was called for at 7:15PM for **PROPOSED ORDINANCE NO. 2026-01 Motion passed by unanimous roll call vote (summary: Yes = 9).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 9-0, thus it became **ORDINANCE NO. 5973.**

PRIVILEGE OF THE FLOOR

Bryon Woodward, City of Mishawaka Fire Chief, spoke under **PRIVILEGE OF THE FLOOR**. Chief Woodward read a prepared statement to the Council.

First off, I'd say thank you so much for the opportunity to address you this evening. It's been my privilege to serve as a firefighter for the city of Mishawaka for the past 30 years. As you know, my retirement comes effective February 14th, 2026. I'd like to thank Mayor Wood for having faith in me to lead what I believe is the greatest fire department in the world. On the day he offered me the position, we discussed many things. Most I can't remember because I was a little surprised and taken back. The one thing I absolutely remember is I told him it's going to be like turning an aircraft carrier. That the change is not going to be fast, it's not going to be easy. I said at times, I'm going to make people upset, whether it be the firefighters, be the council, city administration, or himself. But if you'd have patience with me, I promised him it would work, and it would be better than we ever thought, and I was committed to it. I was pleased that he gave me the patience he did and the grace he did. I stand here today, I can proudly say not only did we meet that expectation, we by far exceeded it. And in all successes, we've had on this department is solely because of the dedicated men and women of the Mishawaka Fire Department. I cannot thank the firefighters enough for their commitments and their dedication. The knowledge, skills, and abilities they possess today are worlds apart from when I started on the job. That alone is enough to place the department in a different category than the other ones around it, but it's actually a byproduct of the most important thing. The thing that makes this department truly special now is its culture. It is a culture driven by doing what is right, more than being right, and there's a common belief that the whole is more important than oneself. They have raised the expectation of care on every call for service to a level that the bar has been raised to a point. I'm routinely asked by the leaders of other departments in our area, how are you all doing this? The answer is simple, and one thing I'm most proud of is the people. They are doing it. I could go on for hours explaining it to you, but instead I will share something I read decades ago in college, a quote I've held on since then. Warren Buffett said, "Surround yourself with good people that push you to do and be better. No drama or negativity. Just higher goals and higher motivation. Good times and positive energy. No jealousy or hate. Simply bring out the absolute best in each other." That quote right there, those six simple sentences clearly defined the men and women who show up every day to protect the Princess City, and we couldn't be more blessed to have them. To be given the opportunity and this gift to work alongside them has been one of the greatest honors of my life, and I will cherish these memories until my last breath. Next, to the members of the Council, the ones who I've worked for now and in the past over these years, I'd like to thank you as well. It's a pleasure working with a group that shares the same love for the city that I do. Your dedication to our department has also played a vital role in where we stand today, and we definitely could not be here without any of you. We're only one spoke in this wheel, but you've always treated us with the respect they deserve, and I am always greatly appreciative of that. So, thank you. Lastly, I'd like to thank other department heads in the city who I've got to work with. They also strive every day to make our city a special place it is. Without them and their employees, nothing great would ever be accomplished around here, and I feel they also need to be commended for showing up and giving all of their further assistance as well. Cooperation between many always triumphs over control of the few. And that is a special trait each of them personifies. One person I'd like to make special mention of is our Controller, Rebecca Maguire. I know I

don't have to explain to you how vital she is. You all know better than most. For me, Becky has been more than a numbers person. She's been a leader, a mentor, a confidant, and a friend. Even when she didn't have one to spare, she always gave me a minute when I needed it, often dropping a new pearl of wisdom on me. If I was successful at anything as the fire chief, she is one of the reasons why. I struggle to find the words to describe my admiration for her, so I'll just simply say, thank you, Becky. My life is better just because you're a part of it. So soon I'll walk out the door for the last time as an active member of the fire department. It will be one of the hardest things I've ever done in my life. I have loved waking up and coming to work every day since I was hired. That alone is a gift most people never get to experience. The experience and the lessons the city and job have bestowed upon me over these years are far too many to count. I do not know why the good Lord blessed me like he did, but I'm absolutely grateful he chose to. I wish everyone nothing but the best. I will forever be humbled and grateful for the opportunity to even be a small part of the Mishawaka Fire Department and the city of Mishawaka. God bless you all. God bless our citizens. And thank you for your time.

Mr. Hixenbaugh thanked Chief Woodward for his service to the community and his leadership as well. Mr. Hixenbaugh stated it had always been a pleasure for the Council to work with him, likewise, and they wished him well as he moved on to the next stage of his life. Mr. Hixenbaugh stated he heard tell of some grandchildren in another state and things of that nature, but his hope was that this would not be the last time that they would see him in the Princess City, even between now and February 14th, but they wished him the best. Chief Woodward thanked Mr. Hixenbaugh and stated he had grandsons down in Jacksonville, Florida and they would not be moving yet until his daughter finished her education at Ball State next fall. Chief Woodward thanked Mr. Hixenbaugh.

Mr. Mammolenti thanked Chief Woodward for everything he had done prior to being Chief of the department as well as when he was Chief. Mr. Mammolenti stated he had really gotten to know him on the more professional side of things in his position as Chief and working alongside his fellow colleagues on the Wage Commission and negotiation team. Mr. Mammolenti stated he always told his firefighters that he fought for them every minute, but he also played by the rules and did what was best for the city financially. Mr. Mammolenti stated he played that role very, very well. Mr. Mammolenti stated he enjoyed being his friend on the personal side of things and really enjoyed working with him on the professional side of things. Mr. Mammolenti stated he wished him nothing but the best and he knew their city could not thank him and his staff enough for everything that they did. Mr. Mammolenti stated he was always proud of their fire department and their police department and would put them up with anybody in the country. Mr. Mammolenti thanked Chief Woodward for everything and wished him continued success and health. Chief Woodward thanked Mr. Mammolenti.

Mrs. Voelker stated she almost started crying listening to Chief Woodward and they surely would miss him. Chief Woodward stated he would miss it and it was not an easy decision to come to. Chief Woodward stated he was down at a conference taking a class and they made fun of him for going to a class when he would be retiring a week later, but you could never stop learning. Chief Woodward stated one of the hardest parts they never talked about through every leadership book you ever read, every class you ever took, or when you became prominent in a leadership role, one thing they never talked about was the hardest thing of leadership is getting

out of the way. Chief Woodward stated you trained people and you gave them the tools, but you had to give them the opportunity to lead, and you had to get out of the way and let them lead and let them do their thing and now was just a very good time. Chief Woodward stated their culture was amazing and they had a lot of motivated people doing great things. Chief Woodward stated it was a younger department, so they had built a great foundation now for them and it was going to be exciting to get out of the way, let them take over, and watch them build the walls. Chief Woodward stated there would be no ceiling to what they could accomplish with the way they were going and it was time to let someone else start taking over now. Mr. Hixenbaugh thanked Chief Woodward once more.

NEW BUSINESS

Mr. Carroll announced the 2nd District meeting would take place Thursday February 12th at 7PM at the Blair Hills Pool Complex and their guest speaker would be Ken Witkowski, Director of Code Enforcement and all Mishawaka residents were welcome to attend.

ADJOURNMENT 7:25PM

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

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

These minutes are a summary of actions taken at the Mishawaka Common Council meeting. The full video archive of the meeting is available for viewing at www.youtube.com/@cityofmishawaka635 for as long as this media is supported.