



AGENDA
March 02, 2026

Meetings of Standing Committees
Council Conference Room
5:45PM

Livestream
<http://mishawaka.in.gov/council/livestream>

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
6:00PM

Microsoft Teams Number:1-213-493-9412
Meeting ID: 222 505 450 263 8
Meeting password: kr7Tr2SZ

Dial by phone: **+1 213-493-9412,,859829763#**

Livestream #1:
<https://mishawaka.in.gov/government/elected-appointed-officials/common-council/>

Livestream #2
<https://www.facebook.com/cityofmishawaka/>

Livestream #3:
www.youtube.com/@cityofmishawaka635

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of February 16, 2026

5. Petitions, Communications, Remonstrance, and Memorial

Petition No. 2026-03 Vacation of Right-of-Way North of property located at 209 Towle Avenue.

Petition No. 2026-04 Annex Right-of-Way extending Veterans Parkway North to Cleveland Road.

Petition No. 2026-05 Rezone from C-1 General Commercial District to R-1 - 822 W. Fourth Street

Petition No. 2026-06 Vacate 2.65 Acres of Right-of-Way - East side of Fir Road, North of University Drive, and South of Cleveland Road.

Petition No. 2026-07 Annex and Rezone to C-1 General Commercial - 15008 Grande Vista Drive

6. Report of Special Committee

7. Ordinances on First Reading

8. Resolutions

R2026-05 Confirming Real Property Tax Abatement for United Petfood Producers

R2026-06 Confirming Personal Property Abatement for United Petfood Producers

R2026-07 Approving Tax Increment Revenue Bonds for Public Improvements Related to the Auto Mall Economic Development Area

9. Ordinances on Second Reading

P.O. No. 2026-04 Annex and Establish Zoning as R-1 Single Family District - 55660 Fir Road. **Public Hearing - No Vote**

P.O. No. 2026-05 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-1550 E. McKinley **Public Hearing - No Vote**

10. Privilege of the Floor - Non-Agenda Items

11. Unfinished Business

12. New Business

Change Mayor's State of the City Address

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An archived version of the livestream video can be viewed on the city of Mishawaka's Facebook and YouTube pages.

<https://www.facebook.com/cityofmishawaka/> and www.youtube.com/@cityofmishawaka635

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 Packet Link:

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

Deborah S. Block, IAMCA, 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.

Scan the QR Code to access all Common Council Meeting Agendas, Packets, and Meeting Minutes.



REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

February 16, 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 16, 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 February 2, 2026, were approved as received from the Clerk's Office.

Clerk Block read a letter from the City Plan Commission regarding their recommendation from their February 10, 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. - 1550 E. McKinley & 1554 E McKinley

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

PROPOSED ORDINANCE NO. 2026-04

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

THEREFORE

**Annex and Establish Zoning as R-1 Single Family District – 55660 Fir Road
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2026-05

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

**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 – 1550 E. McKinley
(Assigned to Land Use Planning Committee)**

PROPOSED ORDINANCE NO. 2026-06

**AN ORDINANCE ADOPTING REVISED RATES AND CHARGES FOR WATER
SERVICES FURNISHED TO THE CITY OF MISHAWAKA'S MUNICIPAL WATER
UTILITIES**

**Amending Water Rates & Charges
(Assigned to Budget & Finance Committee)**

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

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 Unit in the Commercial Building
occupied by Josephiney Photography – 340 W. Cleveland Rd.**

Mark Shay, General Manager at Centennial Place and Owner of the property at 340 West Cleveland, spoke in favor of **RESOLUTION R2026-02** remotely. Mr. Shay stated their current tenant had been operating a business, specifically a photo studio on the premises, which was a historical home on Cleveland Road and the home was used as a single-family residence for approximately 80 years prior to it becoming a business. Mr. Shay stated the current resident wanted to live there as well to operate her business on the first floor and wanted to live upstairs, so they needed a variance approval for that.

Mrs. Voelker stated she did not love the fact that the proposal would have someone living in a commercial district and that just seemed a bit dangerous. Mrs. Voelker asked if there was a kitchen. Mr. Shay stated yes, there was a kitchen, but she would not actually be needing a kitchen as she planned to use a microwave and a toaster oven. Mrs. Voelker asked if the kitchen was on the first floor. Mr. Shay stated that was correct and she did not intend on using that as her kitchen.

Mr. Hixenbaugh thanked Mr. Shay and applauded him for the detailed information that he submitted along with his petition. Mr. Hixenbaugh stated he perhaps would have had concern along the lines of her friend and colleague Mrs. Voelker, but the context he placed with this with respect to the former use of the property as a residence, the fact that there were bedrooms already upstairs that were in existence, the additional detail, and the information from the architect, if their staff encouraged him to submit it then he applauded them as well, but he found all of that to be very helpful.

Mrs. Voelker asked about the variance specifically and if once they gave the variance to the property if it would stay that way unless they changed it back. Mr. Hixenbaugh stated he would ask Mr. Prince to correct him if he misstated it, but he believed that the variance ran with the land, so a subsequent owner would be subject to the same conditions and be allowed to make use of the property as the tenant and current owner would be. Mrs. Voelker asked if the only way that it would be changed back or if the variance would go away would be if the property owner asked for the variance to go away. Mr. Hixenbaugh stated that was one way and he thought if there would be a substantial change, for example if the building was destroyed, they then would have to initiate the process and if the building sat vacant, he believed that the use variance would also no longer be applicable, but he agreed with Mrs. Voelker that it would be most likely to come to pass that a subsequent owner would ask to have the property rezoned or have the use changed.

Ken Prince, Director of Planning and Community Development for the City of Mishawaka, spoke in favor of **RESOLUTION R2026-02**. Mr. Prince stated Mr. Hixenbaugh did not state anything incorrectly and that the nonconforming status would not apply once the variance was granted, so the six-month provision did not apply, but everything else was spot on.

Question was called for at 6:10PM for **RESOLUTION R2026-03 Motion passed by majority roll call vote (summary: Yes = 8 No = 1)**.

Yes: Mrs. Hazen, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.

No: Mrs. Voelker. The resolution passed 8-1.

RESOLUTION R2026-05

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA,
INDIANA, MAKING A FINAL DETERMINATION AND CONFIRMING THE
DESIGNATION OF AREAS WITHIN THE CITY OF MISHAWAKA, INDIANA,
KNOWN AS 1121 AND 1025 WEST 11TH STREET AS AN ECONOMIC
REVITALIZATION AREA FOR PURPOSES OF REAL PROPERTY TAX
ABATEMENT**

**Confirming Real Property Tax Abatement for United Petfood Producers
(Petitioner requesting postponement on Resolution R2026-05 and Resolution R2026-06 to
March 2nd, 2026, meeting)**

The chair entertained a motion to postpone further public hearing on **RESOLUTION R2026-05** and **RESOLUTION R2026-06** until their regularly scheduled council meeting of March 2nd, 2026. Mr. Banicki moved the motion and with a second from Mr. Mammolenti, a voice vote was held on the motion. The motion passed unanimously and the two items were postponed.

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
Amendment Requested**

Catherine Fanello, Attorney with Dinsmore and Scholes serving as Bond Counsel for the 2026 issuance of the Sewage Works Revenue Bond, spoke in favor of **PROPOSED ORDINANCE NO. 2026-03**. Mrs. Fanello stated on page five of the bond ordinance in the second whereas clause, they added the phrase ‘subject to section 2B of this ordinance’ which just meant that the tax increment was pledged to the bonds based on the conditions set forth in section 2B which they had always had in the prior bond issuances and this amendment would just provide additional clarity to that paragraph. Mrs. Fanello stated the next amendment was on page six of the bond ordinance in the very top paragraph of the page and all they had done was delete the last part of the sentence which said, ‘which pledge tax increment is junior and subordinate to the payment of the tax increment bonds.’ Mrs. Fanello stated this was to follow the past pledge resolutions of the Redevelopment Commission, but that last phrase she referenced was not needed. Mrs. Fanello stated on page nine of the bond ordinance within the long paragraph that began with ‘the revenue bonds will be payable solely out of’ and within that paragraph what they had done was after the ‘pledge tax increment’, they had revised the language to match the prior pledge resolutions because although it was not wrong, it was not as clear as it could have been. Mr. Fanello stated prior bond ordinances had used that type of language and upon reviewing it after the first version that was provided to the Council, she suggested that the language be identical to the TIF pledge resolutions so that there would be no difference within the ordinance. Mrs. Fanello stated they had also clarified by adding the date December 31st, 2039, which was in the middle of the page, it was her understanding from Baker Tilly that the last year of tax increment within the consolidated area would be through December 31st, 2039 and that had not been clarified previously and they thought it would be better to make that clarification in the ordinance. Mrs. Fanello stated the final amendment was requested by SRF and it was on page forty-five in section E and they had just added ‘the city will obtain the prior written consent of the authority for any changes’ and that had not been in prior ordinances. Mrs. Fanello stated the main purpose of the amendments was to tweak some of the prior ordinance language to bring some additional clarity.

The chair entertained a motion to amend **PROPOSED ORDINANCE NO. 2026-03** to reflect the revised ordinance that had been submitted to the Council that evening consistent with the summary of the changes that were stated of record by the Bond Counsel. Mr. Banicki moved the motion and with a second from Mrs. Voelker, a voice vote was held on the motion. Prior to the vote, Mr. Carroll abstained from voting on the matter for professional reasons and subsequent vote to adopt the ordinance. The motion passed, with a recusal from Mr. Carroll, and the amendments were made to the proposed ordinance.

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, with a recusal from Mr. Carroll.

Matt Lentsch, Executive Director of Development and Governmental Affairs for the City of Mishawaka, spoke in favor of **PROPOSED ORDINANCE NO. 2026-03**. Mr. Lentsch stated they would once again hear from their attorney, Catherine Fanello, more about the bonds themselves and then they would hear from their friends and partners at Baker Tilly regarding the numbers, coverage, and compliance. Mr. Lentsch stated he wanted to provide the Council with the big picture and explain why bonding remained a necessary and responsible tool for Mishawaka and what the investment would mean for their residents, their river, and their future. Mr. Lentsch thanked the Council for their leadership in approving the Mishawaka Wastewater rate plan. Mr. Lentsch stated the vote was not easy as it required foresight, discipline, and a willingness to think beyond the next election cycle and because of that decision, their utility remained financially strong, their bond coverage was healthy, and they were able to finance critical infrastructure. Mr. Lentsch stated the ordinance would allow them to issue revenue bonds to find essential improvements to their sewage system. Mr. Lentsch stated this was how communities, like theirs, responsibly paid for large long-term infrastructure that no single year budget could cover. Mr. Lentsch stated bonding was not taking on unnecessary debt, it was about spreading the cost of essential infrastructure fairly over the generations they would use it. Mr. Lentsch stated the bonds would directly support projects that improved treatment capacity, strengthen system reliability, reduce overflow risks, modernize aging infrastructure, and protect the St. Joseph River. Mr. Lentsch stated specifically, the funding would support critical sewer and interceptor improvements, treatment system upgrades, conveyance, and capacity enhancements, and continued long-term control plan and compliance work. Mr. Lentsch stated the projects were not cosmetic and they were core system investments that would keep their systems running. Mr. Lentsch stated there would be fewer system failures for residents as well as lower risk of backup and overflows, better water quality, stronger environmental protection, and greater long-term reliability. Mr. Lentsch stated it meant protecting public health, protecting property values, and protecting one of their greatest assets being the river that ran through their city. Mr. Lentsch stated over many years, they had invested more than \$420 million in water and wastewater infrastructure. Mr. Lentsch stated they had separated sewers, modernized treatment, and upgraded their systems. Mr. Lentsch stated they had done the hard work. Mr. Lentsch stated as he said before, the projects could not be paid for responsibly out of operating budgets, and they could not simply use cash as it was too expensive. Mr. Lentsch stated bonding allowed them to lock in predictable cost, access

capital at favorable rates, protect rate stability, and maintain strong reserves. Mr. Lentsch stated because of the prior actions taken by the Council, they were in a position to do it from a place of strength and not crisis. Mr. Lentsch stated they never wanted to be before the Council asking for dollars to pay for a critical piece of infrastructure that had gone bad. Mr. Lentsch stated they had looked through the asset management plan to identify what the big items were that they needed to make sure they were funding and they had the appropriate reserves to do so. Mr. Lentsch stated they believed the ordinance reflected the Mishawka Way. Mr. Lentsch stated they invested, protected their residents, honored their commitments, and they delivered results. Mr. Lentsch stated they did not wait for problems to become emergencies; they addressed them responsibly. Mr. Lentsch stated some of the specific projects they were talking about were a biosolids upgrade, grid system upgrade, digester draft tubes and mixers, lift station cell conversion, diffuser membrane replacement, headwork screens, the lift station at Park Place, the lift station at Lakeshore Estates, biofilter rehabilitation, bisulfite bulk storage tank blower replacement, lift station Bittersweet Cove, the lift station in the Schumacher and Linden area, sewer separations in the Twin Branch area, sewer separations in the West Street area, and safety and security upgrades. Mr. Lentsch stated it was a great list of projects and with many of them, he knew they were critical to their wastewater infrastructure. Mr. Lentsch stated authorizing the city to issue the bonds in the amount of \$38,140,000 with an interest rate not to exceed 7% and for a term up to twenty-five years to carry out the projects listed on Exhibit A of the ordinance on page 54 and it provided that the 2026 bonds would be payable from the net revenue of the city's sewage works and would be issued on a parity with the city's outstanding 2010 A bonds, 2015 bonds, 2017 A bonds, 2017 B bonds, 2018 bonds, and the 2023 bonds. Mr. Lentsch stated the outstanding amounts for the bonds were listed on page two of the ordinance. Mr. Lentsch stated the bonds were essential for funding their infrastructure for years to come and would make sure they had the dollars to do their long-term control plan as well as strengthening the works of their wastewater plan. Mr. Lentsch stated he would be happy to answer any questions.

Ian Stall, Baker Tilly, spoke in favor of **PROPOSED ORDINANCE NO. 2026-03**. Mr. Stall stated the debt issuance was really a culmination of what they had brought forth in the prior year through the rate plan, so this was just the next step of the process. Mr. Stall stated the bond ordinance contemplated issuing the \$38,140,000 of debt identified in the rate plan, so it was just an authorization in that standpoint and what the bond ordinance would be doing. Mr. Stall stated what they had built into the rate plan and what had culminated as part of the debt service calculations they were required to do as part of the consultants reports and part of the preliminary official statement process, the anticipated fully that the city was going to have a continuation of high debt service coverage and what they were considering at that time was nothing below of 143% of debt service coverage. Mr. Stall stated typical mandates were 125%, so holding the debt service coverage that was higher than the lowest floor there helped in credibility and interest rates as well as maintaining coverage for the debt payments. Mr. Stall stated he would be happy to go into any more detail and answer questions as most of their questions were covered as part of the rate plan, but he would certainly be happy to address anything the Council had.

Mr. Hixenbaugh thanked Mr. Stall for the work he did throughout the year-long process that got them to that point and thanked everyone else at Baker Tilly for their efforts as well.

Mrs. Fanello stated the bonds were authorized for up to 25 years, however, Baker Tilly anticipated that the term would be 20 years and the bonds would be sold at a competitive sale, which allowed bids to be taken on the day of sale in order to obtain the best interest rate for the city. Mrs. Fanello stated the bonds were payable solely from the net revenues of the city sewage works which included the pledge tax increment. Mrs. Fanello stated the bonds were redeemable no sooner than 10 years after the date of issuance with a 30-day notice and the ordinance did allow for future bond issuance on a parity with the other bonds that were outstanding.

Mr. Hixenbaugh thanked Mrs. Fanello for her patience with them and her work bringing the ordinance before them that evening. Mrs. Fanello thanked Mr. Hixenbaugh and the Council for allowing her to participate remotely.

Mr. Hixenbaugh thanked their outside professionals who had helped them throughout the process, but also department heads and staff who had worked long and hard on the matter as well. Mr. Hixenbaugh stated they knew it, but he did not think people realized the extra steps they took when they made investments similar to this and brought the projects Mr. Lentsch listed to fruition to not just focus on the sewer, but it was the improvements to the streets, the curbs, and the sidewalk and the added benefits of the investment that they made and it was enough of a benefit for them to be responsible stewards of the environment to try to make sure that they were doing everything possible to avoid the overflows into the river. Mr. Hixenbaugh stated it was enough of a justification that they were reinvesting in their physical plant so that they had the ability to deliver the service at that time, but also set the stage to be able to meet anticipated growth in the future, but the fact that they took the extra steps that brought benefit to their neighborhoods and to the community as part of the projects, he appreciated the effort that went into that. Mr. Hixenbaugh stated no one lied to raise rates, but he continued to believe, as he believed when they voted on the rate ordinance some time ago, that it was a necessary investment on behalf of making sure that they had a reliable utility and, in that instance, a wastewater utility service that they could provide to their residents, their business owners, and everybody who visited Mishawaka. Mr. Hixenbaugh appreciated the work that went into the bond ordinance and would most definitely be in support of it.

Question was called for at 6:37PM for **PROPOSED ORDINANCE NO. 2026-03 Motion passed by majority roll call vote (summary: Yes = 8 Abstain = 1).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.

Abstain: Mr. Carroll. The proposed ordinance passed 8-0 with one recusal, thus it became **ORDINANCE NO. 5974.**

UNFINISHED BUSINESS

Mr. Hixenbaugh stated as the Council was aware and those who followed their council meetings may recall, the Council at the request of the FOP passed an ordinance to set the stage for a merit commission to be created for the Mishawaka Police Department, but under the terms of the ordinance as well as state law, a second more formal vote of the FOP was required. Mr. Hixenbaugh stated that vote had taken place and the proposed merit commission did not meet the approval of a majority of their sworn officers, so at that point in time, there would be no merit commission that would be created for their police department and it would be at least a year, if not longer before the Council could reconsider the proposal. Mr. Hixenbaugh stated his own personal opinion was that when and if it came before them, they needed to have a much more substantial show of support from their police officers before they went down that road again. Mr. Hixenbaugh stated he continued to believe it was in the best interest of the community, but he respected the opinion of their police officers and if they did not see the need, he was not in favor personally of going down that road again without the clear showing of support on their part. Mr. Hixenbaugh stated he simply wanted to note that for the record.

NEW BUSINESS

Mr. Emmons made a reminder that the First District West End monthly meeting would be Thursday, February 19th, at St. Bavo's starting at 7PM. Mr. Emmons stated the guest speaker would be Bryan Tanner, President of the St. Joseph County Council and he would be providing a lot of information to share with the constituents. Mr. Emmons stated West End Bakery would be providing refreshments. Mr. Emmons noted the West End Bakery was recently recognized as the best dessert place in the South Bend area by the South Bend Tribune and congratulated Mr. Mammolenti on the award. Mr. Emmons stated he was looking forward to seeing everyone at the meeting on Thursday.

ADJOURNMENT 6:41PM

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.

PET 26-03

January 23, 2026

Received

FEB 10 2026

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, IAMC, MMC

FEB 19 2026

City Clerk
Mishawaka, IN

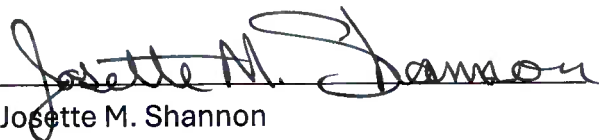
Re: Petition for Vacation of Public Right of Way

The undersigned Josette M. Shannon respectfully request that the Mishawaka Common Council and the Mishawaka City Plan Commission vacate the following described public right of way located in the City of Mishawaka, St. Joseph County, Indiana:

See Exhibit A

Petitioner further states they are the owner of the property immediately adjacent to the above described right of way: As owner of a single-family residence located at 209 Towle Avenue, Mishawaka, Indiana. The vacation of the petitioned parcel is to help facilitate a parking area for this property and alleviate the need for parking within the right of way. This portion of right of way is currently undeveloped.

Wherefore, the Petitioner pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted vacating the above-described right of way located in the City of Mishawaka.



Josette M. Shannon
Lot 5 McQuillens Sub
209 Towle Avenue
Mishawaka, Indiana 46545

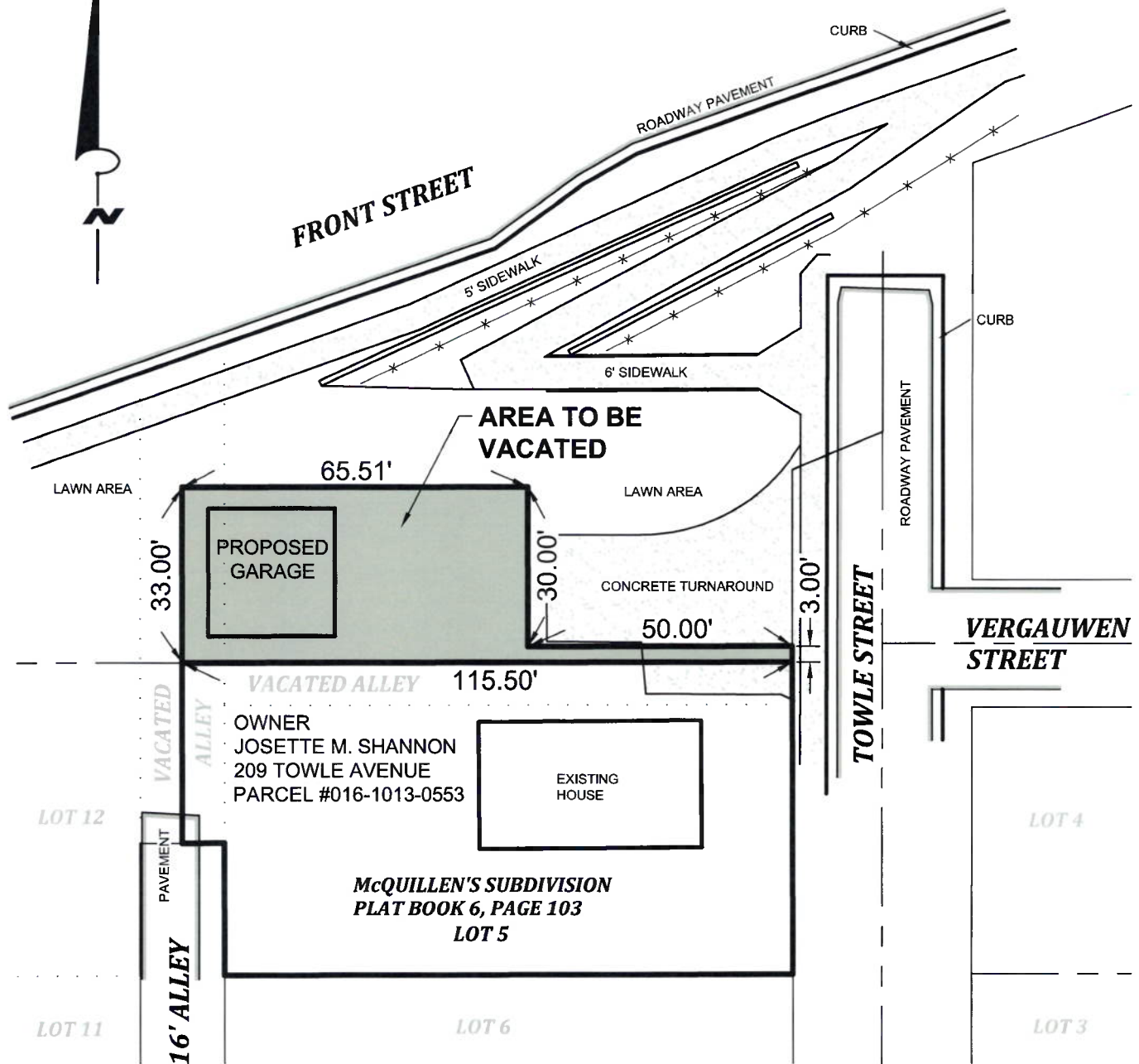
Contact person:

Wightman c/o Terry Lang
1402 Mishawaka Avenue
South Bend, Indiana 46615
tlang@gowightman.com
574-233-1841

Exhibit A

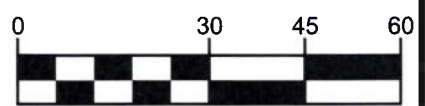
In the Northwest Quarter of Section 16, Township 37, North, Range 3 East, City of Mishawaka, Penn Township, St. Joseph County, Indiana and more particularly described as follows:

Commencing at the northeast corner of Lot 5 as shown on the recorded plat of McQuillen's Subdivision in the Office of the Recorder of St. Joseph County, Indiana in Plat Book 6, Page 103; thence Northerly on the west right of way line of Towle Street, a distance of 8 feet to the point of beginning; thence Westerly on the north right of way line of the now vacated 8' alley, a distance of 115.50 feet; thence Northerly and parallel with said west line of Towle Street, a distance of 33.00 feet; thence Easterly and parallel with the north line of said Lot 5, a distance of 65.51 feet; thence Southerly and parallel with said west line of Towle Street, a distance of 30.00 feet; thence easterly and parallel with said north line of Lot 5, a distance of 50.00 feet to a point on said west line of Towle Street; thence Southerly on said west line of Towle Street a distance of 3.00 feet to the point of beginning.



OWNER
 JOSETTE M. SHANNON
 209 TOWLE AVENUE
 PARCEL #016-1013-0553

McQUILLEN'S SUBDIVISION
PLAT BOOK 6, PAGE 103
LOT 5



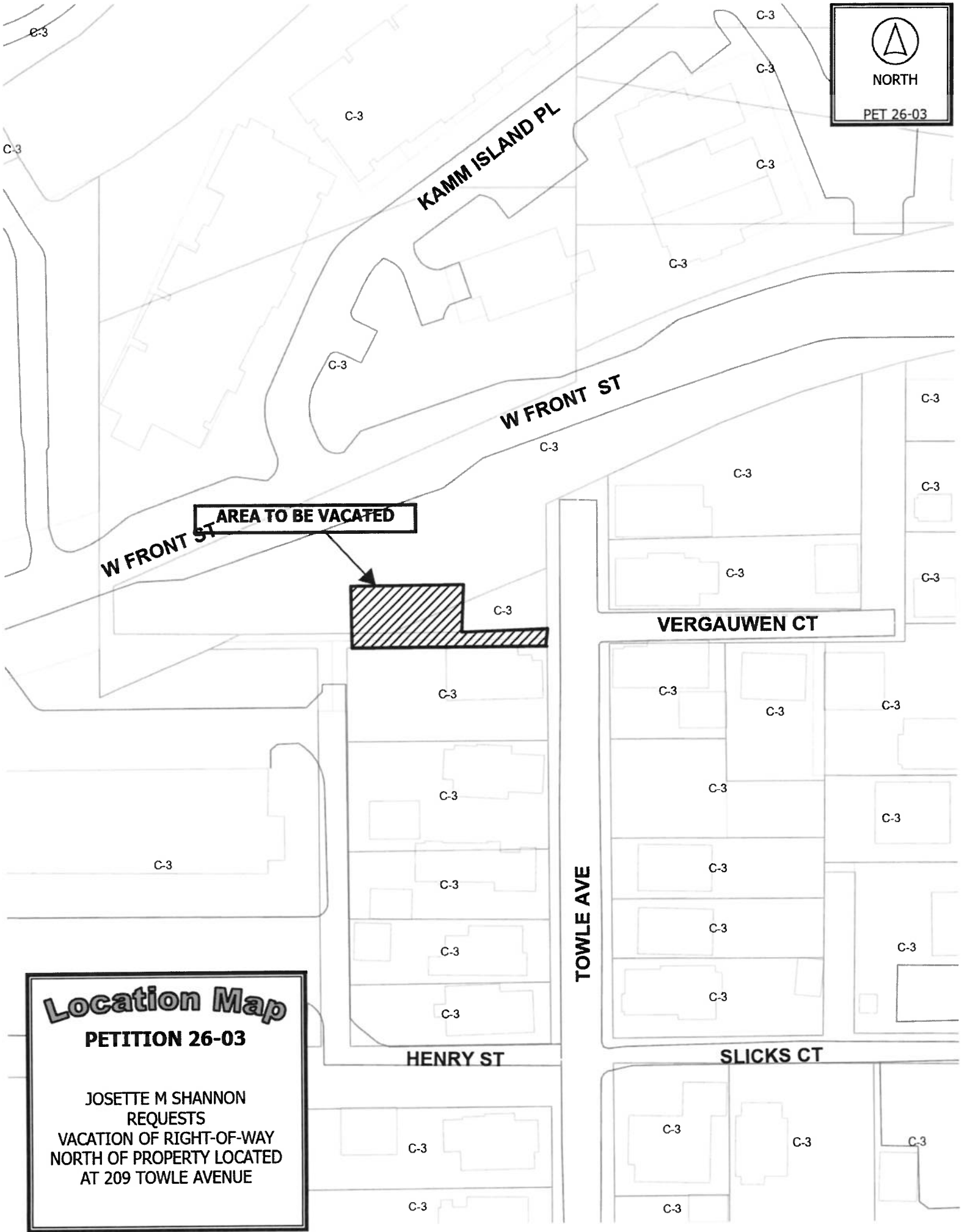
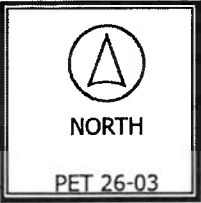
1 inch = 30 ft.

W+ WIGHTMAN
 1670 LINCOLN RD. ALLEGAN, MI. 49010
 269.673.8465
 www.gowightman.com

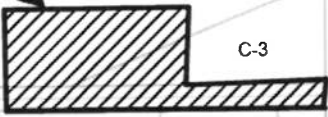
CLIENT: JOSETTE M. SHANNON
 PROJECT:
 JOB No: 260025
 DATE: 01/27/2026
 SCALE:

SITE PLAN

FIGURE Robert Shannon - Towle Ave McQuillen - LG & ENGINEERING, LLC 2026/01/27 10:48:27 AM THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED. © 2026 WIGHTMAN & ASSOCIATES, INC.



AREA TO BE VACATED



Location Map

PETITION 26-03

JOSETTE M SHANNON
REQUESTS
VACATION OF RIGHT-OF-WAY
NORTH OF PROPERTY LOCATED
AT 209 TOWLE AVENUE

Date: February 18, 2026

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 for:

Mish RE LLC
Vacant Land on South Side of E. Cleveland Road
Approximately 1,400' West of Capital Avenue.
Granger, IN 46530

The undersigned, Mish RE 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:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS:

LOT # 1 OF THE PLAT OF "WRIGHT'S 3RD CLEVELAND ROAD MINOR SUBDIVISION" AS RECORDED BY DOCUMENT NUMBER 2025-20273 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE.

CONTAINING 3.11 ACRES MORE OR LESS

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

INCLUDING THE ADJACENT E. CLEVELAND ROAD RIGHT-OF-WAY AS DEDICATED ON SAID WRIGHT'S 3RD CLEVELAND ROAD MINOR SUBDIVISION.

Property is vacant land located on the south side of E. Cleveland Road approximately 1,400' West of Capital Avenue. The above described property, excluding the dedicated public right-of-way, is presently zoned "R" Single Family District in the unincorporated county.

Petitioners own One Hundred (100%) percent of the real estate described above and desire to annex and rezone to the S-2 Planned Unit Development District. The purpose for the annexation and rezoning is to add the property to the Penn Planned Unit Development, which is immediately adjacent to the south, to allow for the future extension of Veteran's Parkway.

Accompanying this petition is the recorded subdivision plat showing the above-described parcel of real estate. No structures are proposed to be constructed within said parcel as it is proposed to be utilized for a road extension and associated utilities.

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.

Pkt 26-04
Received

FEB 12 2026

Planning and
Community Development

Deborah S. Block, IAMC, MMC

FEB 19 2026

City Clerk
Mishawaka, IN

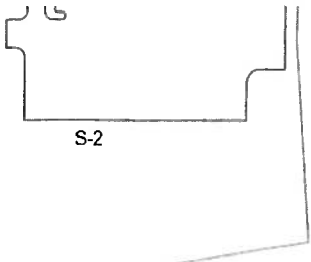
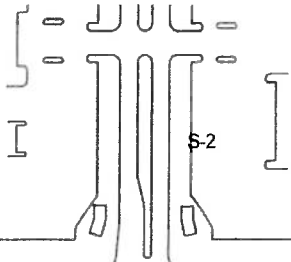
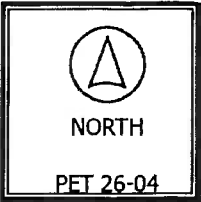
Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with an S-2 Planned Unit Development District.

A handwritten signature in black ink, appearing to be "CPA", written over a horizontal line.

Chris Pustelak, CPA
Vice President of Operations
Mish RE LLC (d/b/a Gurley Leep)

Contact Person:

Derek J. Spier, AICP
City Planner
100 Lincolnway West
Mishawaka, IN 46544
(574) 258-1625



E CLEVELAND RD

CAPITAL AVE

AREA TO BE ANNEXED



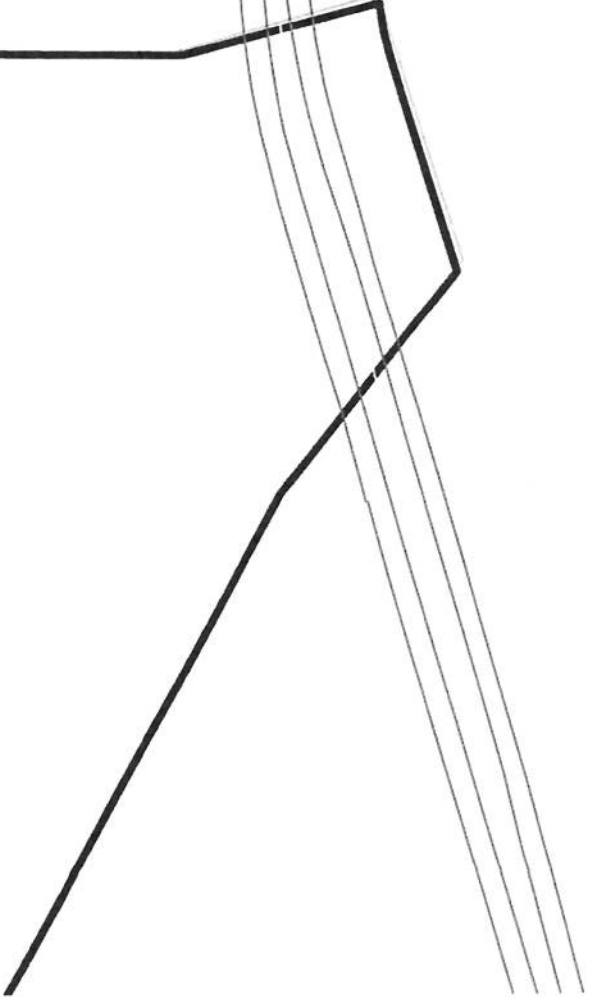
VETERANS PKWY

S-2

Location Map
PETITION 26-04

OWNER: MISH RE LLC

REQUEST: ANNEX RIGHT-OF-WAY
 EXTENSION OF VETERANS
 PARKWAY
 NORTH TO CLEVELAND ROAD



Deborah S. Block, IAMC, MMC

Pet 26-0005

02/16/2026

FEB 19 2026

Received

City Clerk
Mishawaka, IN

FEB 17 2026

Planning and
Community Development

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

RE: PETITION TO REZONE

Slieve League Realty LLC

The undersigned (Joshua Stewart) respectfully shows he is the owner of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Lot 3, Col. John Smith Addition, City of Mishawaka, St. Joseph County, Indiana. Parcel number 71-09-16-183-009.000-023. Commonly-known address: 822 W 4th Street, Mishawaka, IN 46530.

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C1 District. Said property is currently being used as a single family residence.

Petitioner desires said real estate to be rezoned to R1 District. Petitioner further states that he intends to utilize said land as a single family residence, but is currently being charged commercial rates for utilities. For this reason he would like it to be rezoned to R1.

Wherefore, the petitioner prays and respectfully requests 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.

Signature(s) of Property Owner(s)

Joshua Stewart
Joshua Stewart

Typewritten name also

Signature(s) of Property Owner(s)

Typewritten name also

CONTACT PERSON:

JOSHUA STEWART
10067 SHADOW WOOD DR, GRANGER, IN 46530
(801) 687-5751
JOSHUACALVINSTEWART@GMAIL.COM



TAYLOR ST

SMITH ST

ST

207

211

215

221

016-1019-0798

016-1019-0802

016-1019-0806

016-1019-0815

016-1019-0816

901

016-1020-08240

020-0824016-1020-0825

807

016-1018-0759016-1018-0760

016-1018-0746016-1018-075801

016-1018-076

016-1018-0766

016-1018-0763

016-1018-0747

016-1018-0764016-1018-0765

016-1018-0767

822

814

810

806

802

821

016-1018-0748

016-1018-0768016-1018-0769016-1018-0770

809

807

801

016-1018-0772

016-1018-0769016-1018-0770

016-1

016-10

016-1

71

016-1017



AREA TO BE REZONED

SMITH ST

TAYLOR ST

W FOURTH ST

Location Map
PETITION 26-05
 OWNER: SLIEVE LEAGUE REALTY LLC
 LOCATION: 822 W FOURTH ST
 REZONE FROM C-1 GENERAL COMMERCIAL DISTRICT TO R-1

Deborah S. Block, IAMC, MMC

FEB 19 2026

City Clerk
Mishawaka, IN

PET 26-06

Received

FEB 18 2026

Planning and
Community Development

DATE: February 13, 2026

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

RE: PETITION FOR VACATION OF RIGHT OF WAY FOR:

DEVISEES OF THE LAST WILL OF HELEN M. SEGGERMAN, DECEASED, SUBJECT TO THE RIGHTS OF TERRY L. SEGGERMAN AND CATHY PETERSON AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SAID DECEDENT, BEING ESTATE NO. 71J01-9303-ES-00116.
52980 FIR ROAD
GRANGER, INDIANA 46530

THE UNDERSIGNED, DEVISEES OF THE LAST WILL OF HELEN M. SEGGERMAN, DECEASED, SUBJECT TO THE RIGHTS OF TERRY L. SEGGERMAN AND CATHY PETERSON AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SAID DECEDENT, BEING ESTATE NO. 71J01-9303-ES-00116, RESPECTFULLY SHOW THAT THEY ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE UNINCORPORATED PORTION OF ST. JOSEPH COUNTY, INDIANA:

PARCEL: RIGHT OF WAY LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIR ROAD WITH THE SOUTH LINE OF A PARCEL OF GROUND DESCRIBED IN DEED BOOK # 570 ON PAGE # 178 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FIR ROAD AROUND A 885.48 FT. RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 600.28 FT. TO THE END OF A CHORD WHICH BEARS N. 25°56'41" E. AND HAVING A LENGTH OF 588.85 FT. TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NEW EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES, AROUND A 885.61 FT. RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 292.79 FT. TO THE END OF A CHORD WHICH BEARS N. 54°50'16" E. AND HAVING A LENGTH OF 291.46 FT.; THENCE N. 64°08'56" E., A DISTANCE OF 149.88 FT.; THENCE S. 11°01'08" W., A DISTANCE OF 50.00 FT.; THENCE S. 45°01'48" E., A DISTANCE OF 243.52 FT.; THENCE S. 31°29'17" W., A DISTANCE OF 240.89 FT.; THENCE N. 64°47'32" W., A DISTANCE OF 453.65 FT. TO THE POINT THE POINT OF BEGINNING.

CONTAINING 2.65 ACRES MORE OR LESS.

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

APPROXIMATE PROPERTY ADDRESS: 53000 BLOCK OF FIR ROAD.

THE PETITIONERS DESIRE TO VACATE THE RIGHT-OF-WAY DESCRIBED ABOVE FOR THE PURPOSE OF A RESIDENTIAL MULTI-FAMILY APARTMENT COMPLEX.

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

Terry L. Seggerman
By Matthew A. Harnes, Attorney at Law
TERRY L. SEGGERMAN

Cathy Peterson
By Matthew A. Harnes, Attorney at Law
CATHY PETERSON

DEVISEES OF THE LAST WILL OF HELEN M. SEGGERMAN, DECEASED, SUBJECT TO THE RIGHTS OF TERRY L. SEGGERMAN AND CATHY PETERSON AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SAID DECEDENT, BEING ESTATE NO. 71J01-9303-ES-00116.

PH. NO. 1-574-733-3538

CONTACT PERSON:

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

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

Terry L. Seggerman
By Matthew Harner, Attorney at Law
TERRY L. SEGGERMAN

Cathy Peterson
By Matthew Harner, Attorney at Law
CATHY PETERSON

DEWISEES OF THE LAST WILL OF HELEN M. SEGGERMAN, DECEASED, SUBJECT TO THE RIGHTS OF TERRY L. SEGGERMAN AND CATHY PETERSON AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF SAID DECEDENT, BEING ESTATE NO. 71J01-9303-ES-00116.

PH.NO. 1-574-730-3530

CONTACT PERSON:

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

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIR ROAD WITH THE SOUTH LINE OF A PARCEL OF GROUND DESCRIBED IN DEED BOOK # 570 ON PAGE # 178 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FIR ROAD AROUND A 885.48 FT. RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 600.28 FT. TO THE END OF A CHORD WHICH BEARS N. 25°56'41" E. AND HAVING A LENGTH OF 588.85 FT. TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NEW EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES, AROUND A 885.61 FT. RADIUS CURVE TO THE RIGHT AN ARC LENGTH OF 292.79 FT. TO THE END OF A CHORD WHICH BEARS N. 54°50'16" E. AND HAVING A LENGTH OF 291.46 FT.; THENCE N. 64°08'56" E., A DISTANCE OF 149.88 FT.; THENCE S. 11°01'08" W., A DISTANCE OF 50.00 FT.; THENCE S. 45°01'48" E., A DISTANCE OF 243.52 FT.; THENCE S. 31°29'17" W., A DISTANCE OF 240.89 FT.; THENCE N. 64°47'32" W., A DISTANCE OF 453.65 FT. TO THE POINT THE POINT OF BEGINNING.

CONTAINING 2.65 ACRES MORE OR LESS.

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

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

FEBRUARY 13, 2026

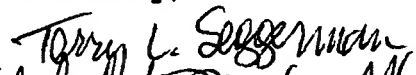
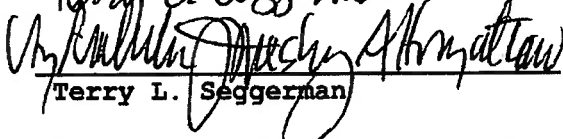
RE: Vacation of Right-of-Way request for Devisees of the
last will of Helen M. Seggerman, deceased, subject to the rights of
Terry L. Seggerman and Cathy Peterson as Co-personal Representatives
of the estate of said decedent, being Estate No. 71J01-9303-ES-00116.


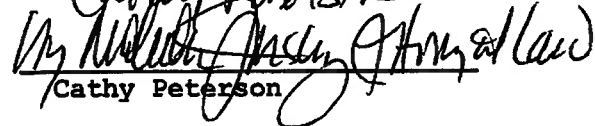
Dear Board Members,

This letter is to inform the Board Members that we have granted
authority to Danch, Harner & Associates to represent us at the
Mishawaka Plan Commission meeting(s) and the Mishawaka Common Council
meeting(s) at which our Right-of-Way Vacation requests will be heard
for our property located in the 553000 Block of Fir Road, St. Joseph
County, Indiana.

If you have any questions concerning this matter, please feel free to
give me/us a call at 1-574-232-3638.

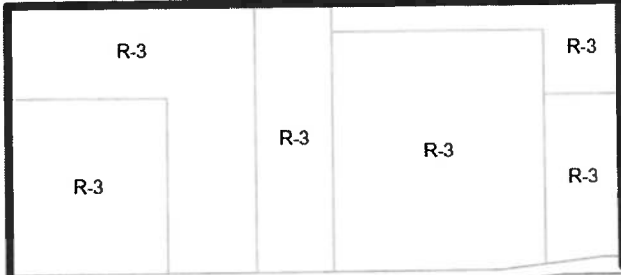
Sincerely,



Terry L. Seggerman



Cathy Peterson

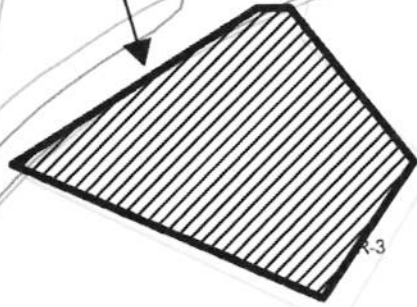
Devisees of the last will of Helen M. Seggerman, deceased, subject to
the rights of Terry L. Seggerman and Cathy Peterson as Co-personal
Representatives of the estate of said decedent, being Estate No.
71J01-9303-ES-00116.

File No. 250255.3 "C" Md.



E CLEVELAND RD

AREA TO BE VACATED



FIR RD

E UNIVERSITY DR

WB INDIANA TOLL RD (I-80/90)
EB INDIANA TOLL RD (I-80/90)

Location Map
PETITION 26-06
 PETITIONER: THE ESTATE OF HELEN M SEGGERMAN
 LOCATION: EAST SIDE OF FIR ROAD, NORTH OF UNIVERSITY DRIVE, SOUTH OF CLEVELAND RD
 REQUEST TO VACATE 2.65 ACRES OF RIGHT-OF-WAY

C-1

S-2

C-6

S-2

S-2

C-1

S-2

S-2

1000

Deborah S. Block, IAMC, MMC

Pet 26-07

Received

FEB 19 2026

FEB 18 2026

City Clerk
Mishawaka, IN

Planning and
Community Development

DATE: FEBRUARY 13, 2026

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

RE: PETITION FOR ANNEXATION & REZONING FOR:

MORNINGSTAR PROPERTIES, LLC
1644 E DAY RD.
MISHAWAKA, INDIANA 46545

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

PARCEL: ANNEXATION AND REZONING LEGAL DESCRIPTION:

Lot B Grande Vista Estates - Morningstar Replat

~~A part of the Northeast and Southeast Quarters of Section 22, Township 38 North, Range 3 East, Harris Township, St. Joseph County, Indiana and being more particularly described as: Beginning at the Northwest corner of Lot "B" of the plat of "Grande Vista Estates - Morningstar Replat" as recorded on February 11, 2025, as Instrument Number 2025-07411 in the Office of the Recorder of St. Joseph County, Indiana, thence N. 00°38'03" W. (all bearings assumed, a distance of 60.00 feet to a point of intersection with the North right-of-way line of Grande Vistas Drive (60 ft. R/W); thence along said North line, N. 89°20'43" E., a distance of 444.39 feet more or less to a point of intersection with the existing Mishawaka Corporate Limit Line; thence S. 00°23'21" E., along said Corporate Line also being the West right-of-way line of Fir Road, a distance of 250.15 feet to the Southeast corner of said Lot "B"; thence S. 89°21'23" W., along the South line of said Lot, a distance of 444.13 feet to the Southwest corner of said Lot "B"; thence along the West line of said Lot for the next two (2) courses: N. 00°14'06" W., a distance of 40.00 feet and thence N. 00°38'03" W., a distance of 150.07 feet to the point of beginning.~~

~~Containing 2.55 Acres more or less.~~

~~Subject to all legal highways, easements, and restrictions of record.~~

PROPERTY ADDRESS: 15008 GRANDE VISTA DR.

THE ABOVE-DESCRIBED PARCEL OF LAND IS PRESENTLY ZONED "R" SINGLE-FAMILY DISTRICT IN THE UNINCORPORATED COUNTY.

PETITIONERS DESIRE TO ANNEX AND REZONE THE REAL ESTATE DESCRIBED ABOVE TO THE "C-1" COMMERCIAL DISTRICT CLASSIFICATION. THE PURPOSE FOR THE ANNEXATION AND REZONING IS TO ALLOW FOR THE DEVELOPMENT OF A MULTI-TENANT COMMERCIAL DEVELOPMENT.

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


MORNINGSTAR PROPERTIES, LLC
RYAN MORNINGSTAR (MANAGER)

PH.NO. (574) 340-1117

CONTACT PERSON:

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

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

February 17, 2026

RE: PETITION FOR ANNEXATION & REZONING FOR:

MORNINGSTAR PROPERTIES, LLC
1644 E DAY RD.
MISHAWAKA, INDIANA 46545

Dear Board Members,

This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Plan Commission meeting(s) and the Mishawaka Common Council meeting(s) at which our Annexation and Rezoning requests will be heard for our property located at 15008 GRANDE VISTA DR., St. Joseph County, Indiana.

If you have any questions concerning this matter, please feel free to give me/us a call at (574) 340-1117.

Sincerely,


MORNINGSTAR PROPERTIES, LLC
RYAN MORNINGSTAR (MANAGER)

File No. 240302.3 "C" Md.



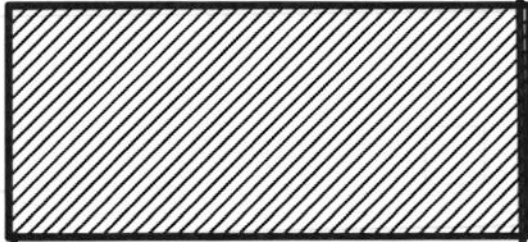
SANTA MONICA DR

N FIR RD

ARONIA RD

GRANDE VISTA DR

BEACON PKWY



AREA TO BE REZONED

C-1

S-2

C-1

C-1

C-1

R-3

Location Map

PETITION 26-07

OWNER: MORNINGSTAR PROPERTIES
LLC

LOCATION: 15008 GRANDE VISTA DR

REQUEST TO ANNEX INTO
MISHAWAKA AND REZONE TO C-1
GENERAL COMMERCIAL DISTRICT

CLEVELAND ROAD

R-3

FEB 11 2026

City Clerk
Mishawaka, IN

RESOLUTION NO. 2026-05

United Petfood Producers USA, Inc.
1011 West 11th Street

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA,
INDIANA, MAKING A FINAL DETERMINATION AND CONFIRMING THE
DESIGNATION OF AREAS WITHIN
THE CITY OF MISHAWAKA, INDIANA, KNOWN AS

1121 & 1025 WEST 11TH STREET

AS AN ECONOMIC REVITALIZATION AREA FOR
PURPOSES OF REAL PROPERTY TAX ABATEMENT

WHEREAS, the Common Council of the City of Mishawaka, Indiana, adopted a Declaratory Resolution which designated the area known as 1121 and 1025 West 11th Street, Mishawaka, IN 46544, to be an Economic Revitalization Area under the provisions of Indiana Code § 6-1.1-12.1-1 et seq. (the "Act"):

A lot or parcels of land described as follows:

Tax Key #16-1161-6468 and 016-1161-6466.02; also described as:

That part of the southwest quarter of Section 16, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, Joseph County, Indiana, and more particularly described as:

Beginning at a point of intersection of the south line of Eleventh Street with the East line of Logan Street; thence East along said south line of Eleventh Street a distance of 779 feet more or less; thence south a distance of 435.4 feet more or less to the south line of said Quarter Section; thence West along said South line a distance of 781.15 feet more or less to the East line of Logan Street; thence North along said East line a distance of 443.32 feet more or less to the point of beginning containing 8.55 acres more or less and subject to all legal highways, easements and restrictions on record.

Common address: 1121 & 1025 W. 11th Street, Mishawaka, IN 46544

All of the above described property being located within the municipal corporation limits of the City of Mishawaka, Indiana, and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing before the Council has been published pursuant to Indiana Code § 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrance and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization area have been met.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mishawaka, Indiana, as follows:

1. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for real property tax abatement only and is limited to four (4) calendar year.
2. The Common Council hereby determines that the property owner is qualified for and is granted a real property tax deduction; provided the same shall be limited to a period of five (5) years for real property only in the following applicable deduction percentages:

Year 1:	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%
3. That the petition for tax abatement, and the Statement of Benefits submitted by United Petfood Producers USA, Inc., comply with Indiana Code § 6-1.1-12.1-1 et seq. and are hereby approved.
4. That this determination is final except that an appeal may be taken and heard as provided under Indiana Code § 6-1.1-12.1-2-5 and subsections (d) and (e) of the Act.

The Common Council of the City of Mishawaka, Indiana hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement.

ADOPTED by the Common Council of the City of Mishawaka, Indiana, St. Joseph County, Indiana, this 16th day of February, 2026.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this ____ day of _____, 2026.

Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this ____ day of _____, 2026, at ____ o'clock ____ .M.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
Kenneth B. Prince, FASLA, Executive Director

Deborah S. Block, IAMC, MMC

February 11, 2026

FEB 11 2026

City Clerk
Mishawaka, IN

Woody Emmons, 1st District City Council
Matt Carroll, 2nd District City Council
Lou Ann Hazen, 3rd District City Council
Kate Voelker, 4th District City Council
Anthony Violi, 5th District City Council
Ron Banicki, 6th District City Council
Gregg Hixenbaugh, At-Large City Council
Matt Mammolenti, At-Large City Council
Lacy Hahn, At-Large City Council
Deborah Block, City Clerk

**Re: Confirming Resolutions 2026-05 & 2026-06
Tax Abatement – United PetFood Producers USA, Inc.
Real and Personal Property Tax Abatements- 1121 & 1025 W. 11th Street**

Dear Council Members and Clerk:

Attached are the Confirming Resolutions for the above referenced tax abatement requests that have been filed for consideration at your February 16th meeting. Please note that the resolutions are identical. In this case, one is required for the Real Property improvements, and a separate one is required for the Personal Property improvements.

As was previously referenced when the Council considered and approved the declaratory resolution, United PetFood Producers USA Inc. is proposing to expand their current facility to include a new building addition for a new drying tower, and installation of other manufacturing equipment. United PetFood Producers has been manufacturing cat and dog food at the facility since acquiring the business in mid-2024.

The proposed improvements will allow for the optimization of plant operations and increased production capacity to meet market demand. The total planned investment is approximately \$30 million.

Specifically, two abatements have been filed, one for the real property improvements and one for the personal property improvements in automation and manufacturing equipment. The real property improvements include an estimated \$11 million expansion, adding a drying tower addition to the south side of the building. The personal property request includes an estimated \$19 million investment in equipment for automation improvements for packaging and bulk receiving, and other machinery. Additional equipment includes an extruder, dryer, coater, and boiler to increase production capacity. A detailed list of the new equipment to be installed is included as an attachment to the personal property tax abatement application. The petition indicates that construction and installation of equipment would begin in January 2026 with completion of the entire project by December 2029. Please note that construction cannot commence until the abatement is approved, as anticipated. An additional final site plan will be required if the existing plans from 2021 are revised.

WellPet LLC, which is the prior owner of the facility, received three prior real and personal property tax abatements approved by the Council in 2014, 2015, and 2021. The first two requests from 2014 and 2015

allowed the company to purchase equipment it would not have had the capacity to do so, along with hiring more employees than projected, and at higher wage rates. Employment levels at the facility have increased from 91 employees in 2014, fluctuating slightly over the years, to 105 employees present day. Commensurate with the increase in employment and wages, total payroll has more than doubled over these years.

As you may recall, the abatement approved in 2021 was rescinded by the Council in 2023 as the previous owner of the company did not follow through with the installation of the proposed new manufacturing equipment excluding the odor mitigation system. The proposed improvements included in this request are similar to what was proposed and approved in 2021.

In June 2025, United PetFood Producers received a real property tax abatement for a new 69,000 sq. ft. warehouse and distribution facility at 919 Cleveland Street just north of their main production plant. Construction immediately commenced after the abatement approval and is currently nearing completion.

With the current request, United PetFood Producers will retain 105 employees while adding 31 jobs as a result of the investment. The hourly wage for the 30 semi-skilled new positions, excluding benefits, is estimated at \$24.32. Total annual salaries for new jobs, including one salaried position, are estimated at \$2,011,131. Benefits available to employment include sick, vacation, and volunteer paid time off; 401 (k) with company match; short and long term disability insurance; health/dental insurance; and tuition reimbursement.

Similar to the prior approved abatements, Staff is recommending a 5 year abatement for both the real and personal property tax abatement requests.

Attached are the estimated tax impacts for both the real and personal property abatements if the 5-year tax phase-ins are approved. Projecting the tax impact with certainty is always difficult due to differences between the investment amount and assessed value, and fluctuations in tax rates and other unknown factors over the life of the abatement.

During the prior Council meeting when the designation resolution was approved, a question was asked on how recent approved tax legislation (SEA 1/HEA 1427) will affect the personal property tax abatement. SEA1 increased the current de minimis exception for the business personal property assessment and taxation from a total acquisition cost of \$80,000 to a total acquisition cost of \$2,000,000 beginning with the January 1, 2026 assessment date. The increase in the exception will only benefit companies that have personal property assessments between \$80,000 and \$2,000,000. Since United PetFood Producers has a current assessed valuation of \$6,473,826 for manufacturing equipment per the Statement of Benefits (SB 1/PP), the increase in the exception to \$2,000,000 will not affect the estimated tax impacts for the new personal property tax abatement.

The Statement of Benefits (SB-1/Real Property) for the real property improvements projects an anticipated assessed value of \$7,700,000. Normally, the assessment is lower than the total capital investment which is listed at \$11,000,000. Staff believes the projected assessment of 70% of capital investment is high but used this figure in the tax impact analysis as a "best guess" estimate. It is unlikely that the projected assessed values will be reached since the current assessed of all real estate improvements on the property is only \$4,180,300. Since the tax benefit is based upon assessed value, the phase-in would also be proportionally adjusted per the actual assessment.

The Statement of Benefits (SB-1/PP) for the personal property improvements includes an anticipated assessed value of \$13,300,000. The estimated assessment is 70% of the proposed total investment of \$19,000,000. If the assessment is determined to be lower after the equipment is installed, as anticipated, the phase-in would be proportionally adjusted per the actual assessment.

As in other abatement analyses, the following DLGF website was used to project tax revenue:

<https://gateway.ifionline.org/CalculatorsDLGF/TaxCalculator.aspx>.

This website includes a calculator where you input the location, assessed valuation, and class of property and it outputs the maximum tax for the property. This calculator was used for the below tax projections. The current 2024 tax rate payable 2025 was used. Future years did not estimate any increase or decrease over the abatement period. The property tax cap rates for St. Joseph County are also factored into this analysis.

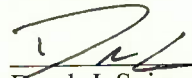
Using the calculator, based on the 2024 tax rate, the real property improvements proposed would have a corresponding estimated tax bill of \$257,057 using 70% of the project cost to determine assessed valuation. The personal property improvements proposed would have a corresponding estimated tax bill of \$444,007 using 70% of the project cost to determine assessed valuation.

In short, if approved, the additional real property taxes associated with this project over the next five years amount to \$1,285,285. Over that period, the owner would have \$771,171 abated and would pay \$514,114. The additional personal property taxes associated with this project over the next five years amount to \$2,220,035. Over that period, the owner would have \$1,332,021 abated and would pay \$888,014.

The attached tables show the anticipated annual and total amount of tax revenue abated and paid after the completion of the project on a year by year basis over the five years.

As always, please do not hesitate to contact our department if you have any questions, or require any additional information. Thank you for your consideration.

Sincerely,



Derek J. Spier, AICP
City Planner

cc: David A. Wood, Mayor
Kenneth B. Prince, FASLA, Executive Director
Evergreen Advisors, LLC (via E-mail only)

Tax Abatement Schedule prepared for:

11-Feb-26

United PetFood Producers USA Inc.

Real Property

Mishawaka-Penn Township 5- Year Real Property Tax Abatement Schedule*

TOTAL PROJECT IMPACT

Total estimated Project Cost: **\$11,000,000**

Base Assessed Value: **\$7,700,000**

(base assessed value is estimated at 70% of project cost)

Assume constant tax rate of: **4.0997%** *(Based on 2024 pay 2025 rate)*

<u>Year</u>	<u>Assessed Value</u>	<u>Gross Tax</u>	<u>Max Tax Bill</u>	<u>Percent Abated</u>	<u>Tax Abated</u>	<u>Tax Paid</u>	
1	\$7,700,000	\$315,677	\$257,057	100%	\$257,057	\$0	
2	7,700,000	315,677	\$257,057	80%	205,646	51,411	
3	7,700,000	315,677	\$257,057	60%	154,234	102,823	
4	7,700,000	315,677	\$257,057	40%	102,823	154,234	
5	7,700,000	315,677	\$257,057	20%	51,411	205,646	
					\$1,285,285	\$771,171	\$514,114

* Maximum tax bill is per the 3% property tax cap rate plus a 0.3384% property tax exempt tax rate calculated per the Indiana DLGF on-line tax bill calculator .

Total Taxes Due During Abatement: \$1,285,285
Total Taxes Abated During Abatement: 771,171
Total Taxes Paid During Abatement: 514,114

* - This schedule is for estimation purposes only and assumes constant tax rates.
The true tax values will ultimately be determined by the actual assessed valuation and the then current tax rates.



Received

DEC 19 2025

Planning and
Community Development

City of Mishawaka Planning and Community Development

APPLICATION FOR DESIGNATION AS AN ECONOMIC REVITALIZATION AREA

REAL PROPERTY TAX ABATEMENT

Indiana State law requires that the designation application and statement of benefits form (SB-1/RE) be submitted prior to the initiation of the project. Additionally, **final approval of the Economic Revitalization Area designation must be obtained before starting the installation of the new manufacturing equipment for which tax abatement is being requested.**

Prior to submitting the attached application to the City's Department of Planning & Community Development, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RE) and last page of the application. Incomplete or unsigned applications will not be accepted. A **non-refundable application fee** of \$300.00 is required when making an application for Economic Revitalization Area designation and is payable to the **City of Mishawaka** at the time of submission.

All firms requesting Economic Revitalization Area designation are required to conduct an initial site visit with city staff members prior to a public hearing on the tax abatement request. During that visit, the company shall reveal the capital investment levels, job creation and/or retention levels and hourly wage rates the applicant has committed to the City of Mishawaka in order to receive consideration for Economic Revitalization Area designation and tax abatement deduction.

Additionally, the City of Mishawaka, by and through the Common Council, reserves the right to rescind or "claw back" an Economic Revitalization Area designation and the associated tax abatement deductions if it determines that the applicant has not made reasonable efforts to substantially comply with all of the commitments, as well as the applicant's failure to substantially comply with all of the commitments, and the applicant's failure to substantially comply with the commitments was not due to factors beyond its control.

If the City rescinds the Economic Revitalization Area designation and associated tax abatement deductions, it may require the applicant to repay the City all or a portion of the tax abatement savings received through the date of such termination. Additional details relative to the repayment of tax abatement savings shall be determined at the time of the "claw back."

Questions, applications, and fees should be directed to the:

City of Mishawaka
Building - Community Development - Planning
600 East Third Street
Mishawaka, Indiana 46544
Attention: Derek Spier, City Planner
574-258-1625

dspier@mishawaka.in.gov

1. Name of the company for which Economic Revitalization Area (ERA) designation is being requested:

United Petfood Producers USA, Inc.

2. State the name, title, address and telephone number of a company representative who may be contacted concerning this application:

Name and Title: Terry Peterson, Controller

Address: 1101 W 11th Street, Misawaka, IN 46544

Telephone: 574.404.5963

3. State the name, title, address and telephone number of a company representative who may be sent annual compliance surveys. Please note that the **annual survey will determine if your company is compliant with the terms of the abatement agreement and whether the abatement will continue or be terminated**, so the contact should be made aware of the survey's importance.

Name and Title: Terry Peterson, Controller

Address: 1101 W 11th Street, Misawaka, IN 46544

Telephone: 574.404.5963

4. Location of property for which ERA designation (real property tax abatement) is being sought (this information is available through the Township Assessor's Office):

a) Street Address: 1121 W 11th Street, Mishawaka, IN 46544

b) Township: Mishawaka-Penn Township

c) Taxing District Number: 23 Mishawwaka-Penn

d) Council District Number: 1

e) Tax Parcel Number(s): 016-1161-6468; 016-1161-646602

f) Current Zoning of the Property: I-2 for Former; I-1 for Latter Parcel

g) Case/approval number of any variance, rezoning, or approval petition(s) which is/are required or have been obtained for this project: N/A

5. What is the amount of the most recent assessment attributable to (this information is available from the most recent property tax form):

Land: \$139,400

Improvements: \$4,040,900

Inventory: _____

Equipment: _____

6. Has this project/tax abatement request been discussed with City of Mishawaka Staff and has a site visit been conducted? Yes No

7. Does your company currently conduct manufacturing operations at this location? If so, how long has your company been at this location? _____

Yes, company has been at location since June 2024.

a) Please provide your firm's North American Industry Classification System (NAICS) Code Classification. _____

311111 - Dog and Cat Food Manufacturing

b) Please list any special certifications/designations. _____

New Market Tax Credit: Severely Distressed Community & Federal Opportunity Zone #18141000900

8. Does your firm have other operations in the US? In Indiana? If so, please list the location of other operations. Also please indicate the location of your firm's headquarters if not located in Mishawaka.

No, this is the only location in the United States. Current company headquarters is in Terdonkkaal 16, 9042 Ghent, Belgium.

Company is currently pursuing the establishment of a United States Headquarters.

9. What is the size of the real estate that will be developed? (in acres) 0.16 acres

10. What is the estimated construction or rehabilitation cost? \$11,000,000

11. Have building permits been obtained? *(Please note that state statute requires petitioner to file abatement application **before** obtaining permits) Yes No

12. Does your company/business require contractors working on construction projects on your property to use the E-Verify system to verify the eligibility of their employees to work in the United States? Yes No

13. What is the anticipated date for construction to begin? January 2026

14. What is the anticipated date for project completion? December 2026

15. Profile of Company that will occupy the property for which tax abatement is being requested:

a) Are your employees represented by a union? If so, by whom? No

b) Does your business/company verify the eligibility of your employees to work in the United States using the E-Verify system? Yes No

c) Number of current full time permanent hourly employees by skill level (include average hourly wage rate **excluding benefits and overtime**)

Skilled	_____	Average hourly wage rate for skilled positions	_____
Semi-skilled	<u>80</u>	Average hourly wage rate for unskilled positions	<u>\$31.19</u>
Clerical	_____	Average hourly wage rate for clerical positions	_____
Salaried	<u>25</u>	Average salary (per hour) for salaried positions	<u>\$48.40</u>
TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)			<u>105</u>

d) What benefits are offered to your company's employees? (i.e. sick time, vacation, health insurance, 401(k), other retirement benefits, profit sharing, etc.)
Sick time, vacation time, volunteer time, health insurance, dental insurance, vision insurance, short term and long term disability insurance, 401K with company match, tuition reimbursement

e) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) Approx. \$8.00 per hour

f) What is the total dollar amount spent on retained salaries? \$7,706,392

g) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate **excluding benefits and overtime**)

Skilled	_____	Average hourly wage rate for skilled positions	_____
Semi-skilled	<u>33</u>	Average hourly wage rate for unskilled positions	<u>\$24.32</u>
Clerical	_____	Average hourly wage rate for clerical positions	_____
Salaried	<u>1</u>	Average salary (per hour) for salaried positions	<u>\$58.00</u>
TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)			<u>34</u>

h) What is the total dollar amount to be spent on new salaries? \$1,789,964.80

i) What is the blended hourly wage rate (the blended rate of hourly and salaried employees), excluding benefits and overtime, for:

Current hourly employees	<u>\$35.29</u>
Retained hourly employees	<u>\$35.29</u>
New hourly employees	<u>\$25.31</u>

j) (if applicable)What is the usual market for goods or services produced by the company? List the percentage of the company's product or service that reaches:

Inside St. Joseph County:	<u>0</u> %
Outside St. Joseph County, but inside Indiana:	<u>3</u> %
Outside Indiana, but within 500 miles	<u>14</u> %
Outside of 500 miles	<u>82</u> %
Outside of the United States:	<u>1</u> %

k) (if applicable)List the name and location (City and State) of your five largest vendors or suppliers:

1. Badger Ingredients, Inc. Carefree, AZ
2. Diversified Ingredients Inc. Ballwin, MO
3. Anchor Ingredients Co., LLC Fargo, ND
4. The Scoular Company Omaha, NE
5. Morris Packaging, LLC Bloomington, IL

16. Describe the project for which tax abatement is being requested. Include the types of improvements that will be made, and indicate whether improvement is freestanding or an expansion to existing facility. In addition, indicate whether your company will utilize the entire project space or lease a portion of it to an outside company.

Seeking the construction of new addition to existing manufacturing plant for the
construction of a new drying tower for pet food production. Company plans to
maintain project space for itself.

17. Briefly describe the product or service of the company/business which will occupy the property for which tax abatement is being requested.

Manufacturing of high quality dry & wet pet food, biscutis and snacks for dogs and cats.

18. What evidence can be provided to show the positive impact the abatement will have on the project property and surrounding area?

Abatement will support the economic revitalization of an underutilized site and contribute
to increased tax revenue over time with the increase in the assessed value of the property.
Additionally will promote the creation of new jobs to bolster the local economy.

19. Please give a detailed description of what the impact on your business will be if the proposed project is not undertaken (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

Loss of production capability. Company may decide to relocate proposed investment to new facilities outside of Indiana for capacity expansion.

20. Will you require any additional assistance from the City of Mishawaka?

Yes. Community support for an expedited process and collaborative effort. Support for assistance on any public infrastructure improvements and training/recruitment resources for new jobs.

21. Have you applied for any assistance from the State of Indiana?

Yes, currently negotiating terms of incentives with Indiana Economic Development Corporation.

22. Miscellaneous Attachments Required:

- Attach the legal description of the property where the equipment is to be located, marked Exhibit A, and hereby incorporated herein.
- Attach a map and/or a plan of the property where the equipment is to be located, marked Exhibit B, and is hereby incorporated herein.

I hereby certify that the information and representations on this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to participate in a mandatory annual compliance process. The survey will measure compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in the final resolution authorizing the property tax abatement. I also acknowledge that failure to respond to the mandatory annual compliance or failure to achieve investment, job creation, retention, and salary levels contained in the final resolution may result in a loss of tax abatement deductions, and may result in the repayment of tax abatement savings received.

Elodie Fleury

Signature of Owner or Authorized Representative

CEO UPP USA

Title

12/19/2025

Date

Exhibit A

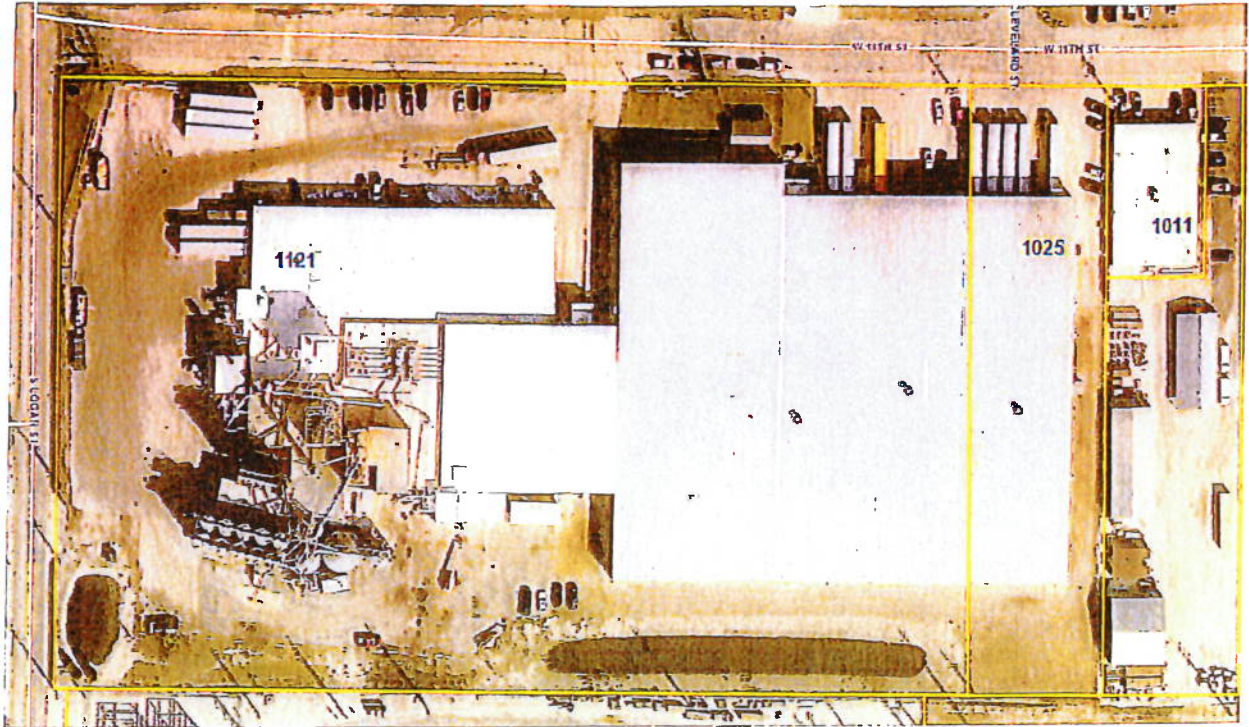
Tax Key #16-1161-6468 and 016-1161-6466.02; also described as:

That part of the southwest quarter of Section 16, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, Joseph County, Indiana, and more particularly described as:

Beginning at a point of intersection of the south line of Eleventh Street with the East line of Logan Street; thence East along said south line of Eleventh Street a distance of 779 feet more or less; thence south a distance of 435.4 feet more or less to the south line of said Quarter Section; thence West along said South line a distance of 781.15 feet more or less to the East line of Logan Street; thence North along said East line a distance of 443.32 feet more or less to the point of beginning containing 8.55 acres more or less and subject to all legal highways, easements and restrictions on record.

Common address: 1121 & 1025 W. 11th Street, Mishawaka, IN 46544

Aerial Photos of Parcels (Equipment planned to be installed in parcels labeled 1121 & 1025)





**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R8 / 5-25)

Prescribed by the Department of Local Government Finance

20 <u> </u> PAY 20 <u> </u>
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-1.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)
- New agricultural improvement (IC 6-1.1-12.1-4)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area **PRIOR** to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the initiation of the redevelopment or rehabilitation of real property or a new agricultural improvement for which the person wishes to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5, 1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed.

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer United Petfood Producers USA, Inc.		
Address of Taxpayer (number and street, city, state, and ZIP code) 1011 W 11th Street, Mishawaka, IN 46544		
Name of Contact Person Terry Peterson	Telephone Number (574) 404-5963	Email Address tpeterson@unitedpetfood.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of Designating Body	Resolution Number
Location of Property 1121 W 11th Street, Mishawaka, IN 46544	County St. Joseph
Description of Real Property Improvements, Redevelopment, or Rehabilitation (use additional sheets, if necessary) Extension of manufacturing facility to house a new dryer tower.	DLGF Taxing District Number 023
	Estimated Start Date (month, day, year) February 2026
	Estimated Completion Date (month, day, year) December 2030

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES FROM PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
105	\$7,706,392	105	\$7,706,392	31	\$2,011,131

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current Values		\$4,180,300
(+) Plus Estimated Values of Proposed Project	\$11,000,000	\$7,700,000
(-) Less Values of Any Property Being Replaced		
Net Estimated Values Upon Completion of Project	\$11,000,000	\$11,880,300

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated Solid Waste Converted (pounds)	Estimated Hazardous Waste Converted (pounds)
--	--

Other Benefits:

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this schedule are true.

Signature of Authorized Representative <i>Elodie Fleury</i>	Date Signed (month, day, year)
Printed Name of Authorized Representative Elodie Fleury	Title Vice President, Americas

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed 4 calendar years* (see below). The date this designation expires is 2/16/2030. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
 - 3. New agricultural improvement Yes No

C. The amount of the deduction is limited to \$ \$11,000,000.

D. Other limitations or conditions (specify) _____

E. Number of years allowed:

- Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
- Year 6 Year 7 Year 8 Year 9 Year 10

F. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

- Yes No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone Number ()	Date Signed (month, day, year)
Printed Name of Authorized Member of Designating Body	Name of Designating Body	
Attested by (signature and title of attester)	Printed Name of Attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

In accordance with IC 6-1.1-12.1-17, where the Form SB-1/Real Property was approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period should be as follows:

- A. For residentially distressed areas, the deduction period may not exceed ten (10) years.
- B. For the redevelopment or rehabilitation of real property, the deduction period may not exceed ten (10) years.
- C. For a new agricultural improvement, the deduction period may not exceed five (5) years.

**IC 6-1.1-12.1-17
Abatement Schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.
- (5) In the case of a deduction for new farm equipment or new agricultural improvement, an agreement by the deduction applicant to predominately use the area for agricultural purposes for a period specified by the designating body.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in subsection (d) and section 18 of this chapter, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

(d) An abatement schedule for new farm equipment or new agricultural improvement may not exceed five (5) years.

SB-1 Tax Abatement Forms

Final Audit Report

2026-01-20

Created:	2026-01-20
By:	Terry Peterson (tpeterson@unitedpetfood.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAlYDLmE6OBaxcnCGWsxFX44n8Cg_HI_pu

"SB-1 Tax Abatement Forms" History

-  Document created by Terry Peterson (tpeterson@unitedpetfood.com)
2026-01-20 - 7:34:41 PM GMT
-  Document emailed to Elodie Fleury (efleury@unitedpetfood.com) for signature
2026-01-20 - 7:35:27 PM GMT
-  Email viewed by Elodie Fleury (efleury@unitedpetfood.com)
2026-01-20 - 9:41:20 PM GMT
-  Document e-signed by Elodie Fleury (efleury@unitedpetfood.com)
Signature Date: 2026-01-20 - 9:41:40 PM GMT - Time Source: server
-  Agreement completed.
2026-01-20 - 9:41:40 PM GMT

Project Ridgeback

For Indiana

	2026	2027	2028	2029	2030	Total
Real Property:						
Dryer Tower Building	10,000,000	1,000,000				\$11,000,000
Personal Property:						
New Packaging Line, New Scale, Conveyors	3,000,000					\$ 3,000,000
Bundler, Packaging Line, Racking, Scale, Forklift		4,000,000				\$ 4,000,000
Packaging Lines, New Palletizer, Coating			4,000,000			\$ 4,000,000
Boiler, Additional Packaging Machines				4,000,000		\$ 4,000,000
Improvement Bulk Receiving					4,000,000	\$ 4,000,000
Total	\$13,000,000	\$5,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$30,000,000

Provided via email on 1/15/26 by Evergreen Advisors LLC

Received

JAN 15 2026

Planning and
Community Development

FEB 11 2026

City Clerk
Mishawaka, IN

RESOLUTION NO. 2026-06

United Petfood Producers USA, Inc.
1011 West 11th Street

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA,
INDIANA, MAKING A FINAL DETERMINATION AND CONFIRMING THE
DESIGNATION OF AREAS WITHIN
THE CITY OF MISHAWAKA, INDIANA, KNOWN AS

1121 & 1025 WEST 11TH STREET

AS AN ECONOMIC REVITALIZATION AREA FOR
PURPOSES OF PERSONAL PROPERTY TAX ABATEMENT

WHEREAS, the Common Council of the City of Mishawaka, Indiana, adopted a Declaratory Resolution which designated the area known as 1121 and 1025 West 11th Street, Mishawaka, IN 46544, to be an Economic Revitalization Area under the provisions of Indiana Code § 6-1.1-12.1-1 et seq. (the “Act”):

A lot or parcels of land described as follows:

Tax Key #16-1161-6468 and 016-1161-6466.02; also described as:

That part of the southwest quarter of Section 16, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, Joseph County, Indiana, and more particularly described as:

Beginning at a point of intersection of the south line of Eleventh Street with the East line of Logan Street; thence East along said south line of Eleventh Street a distance of 779 feet more or less; thence south a distance of 435.4 feet more or less to the south line of said Quarter Section; thence West along said South line a distance of 781.15 feet more or less to the East line of Logan Street; thence North along said East line a distance of 443.32 feet more or less to the point of beginning containing 8.55 acres more or less and subject to all legal highways, easements and restrictions on record.

Common address: 1121 & 1025 W. 11th Street, Mishawaka, IN 46544

All of the above described property being located within the municipal corporation limits of the City of Mishawaka, Indiana, and

WHEREAS, notice of the adoption of a Declaratory Resolution and the public hearing before the Council has been published pursuant to Indiana Code § 6-1.1-12.1-2.5; and

WHEREAS, the Council held a public hearing for the purposes of hearing all remonstrance and objections from interested persons; and

WHEREAS, the Council has determined that the qualifications for an economic revitalization area have been met.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Mishawaka, Indiana, as follows:

1. The Common Council hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement. Such designation is for personal property tax abatement only and is limited to four (4) calendar years.
2. The Common Council hereby determines that the property owner is qualified for and is granted a personal property tax deduction; provided the same shall be limited to a period of five (5) years for personal property only in the following applicable deduction percentages:

Year 1:	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%
3. That the petition for tax abatement, and the Statement of Benefits submitted by United Petfood Producers USA, Inc., comply with Indiana Code § 6-1.1-12.1-1 et seq. and are hereby approved.
4. That this determination is final except that an appeal may be taken and heard as provided under Indiana Code § 6-1.1-12.1-2-5 and subsections (d) and (e) of the Act.

The Common Council of the City of Mishawaka, Indiana hereby confirms its Declaratory Resolution designating the area described herein as an Economic Revitalization Area for the purposes of tax abatement.

ADOPTED by the Common Council of the City of Mishawaka, Indiana, St. Joseph County, Indiana, this 16th day of February, 2026.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, City Clerk

PRESENTED by me to the Mayor of the City of Mishawaka, Indiana, on this ____ day of _____, 2026.

Deborah S. Block, City Clerk

APPROVED AND SIGNED by me this ____ day of _____, 2026, at ____ o'clock ____ .M.

David A. Wood, Mayor

Tax Abatement Schedule prepared for:

11-Feb-26

United PetFood Producers USA Inc.

Personal Property

*Mishawaka-Penn Township 5- Year Personal Property Tax Abatement Schedule**

TOTAL PROJECT IMPACT

Total estimated Project Cost: **\$19,000,000**

Base Assessed Value: **\$13,300,000**

(base assessed value is estimated at 70% of project cost)

Assume constant tax rate of: **4.0997%** *(Based on 2024 pay 2025 rate)*

<u>Year</u>	<u>Assessed Value</u>	<u>Gross Tax</u>	<u>Max Tax Bill</u>	<u>Percent Abated</u>	<u>Tax Abated</u>	<u>Tax Paid</u>	
1	\$13,300,000	\$545,260	\$444,007	100%	\$444,007	\$0	
2	13,300,000	545,260	\$444,007	80%	355,206	88,801	
3	13,300,000	545,260	\$444,007	60%	266,404	177,603	
4	13,300,000	545,260	\$444,007	40%	177,603	266,404	
5	13,300,000	545,260	\$444,007	20%	88,801	355,206	
					\$2,220,035	\$1,332,021	\$888,014

* Maximum tax bill is per the 3% property tax cap rate plus a 0.3384% property tax exempt tax rate calculated per the Indiana DLGF on-line tax bill calculator .

Total Taxes Due During Abatement: \$2,220,035
Total Taxes Abated During Abatement: 1,332,021
Total Taxes Paid During Abatement: 888,014

* - This schedule is for estimation purposes only and assumes constant tax rates.
The true tax values will ultimately be determined by the actual assessed valuation and the then current tax rates.

Received

DEC 19 2025

Planning and
Community Development



City of Mishawaka Planning and Community Development

APPLICATION FOR DESIGNATION AS AN ECONOMIC REVITALIZATION AREA

PERSONAL PROPERTY TAX ABATEMENT

Indiana State law requires that the designation application and statement of benefits form (SB-1/PP) be submitted prior to the initiation of the project. Additionally, **final approval of the Economic Revitalization Area designation must be obtained before starting the installation of the new manufacturing equipment for which tax abatement is being requested.**

Prior to submitting the attached application to the City's Department of Planning & Community Development, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/PP) and last page of the application. Incomplete or unsigned applications will not be accepted. A **non-refundable application fee** of \$300.00 is required when making an application for Economic Revitalization Area designation and is payable to the **City of Mishawaka** at the time of submission.

All firms requesting Economic Revitalization Area designation are required to conduct an initial site visit with city staff members prior to a public hearing on the tax abatement request. During that visit, the company shall reveal the capital investment levels, job creation and/or retention levels and hourly wage rates the applicant has committed to the City of Mishawaka in order to receive consideration for Economic Revitalization Area designation and tax abatement deduction.

Additionally, the City of Mishawaka, by and through the Common Council, reserves the right to rescind or "claw back" an Economic Revitalization Area designation and the associated tax abatement deductions if it determines that the applicant has not made reasonable efforts to substantially comply with all of the commitments, as well as the applicant's failure to substantially comply with all of the commitments, and the applicant's failure to substantially comply with the commitments was not due to factors beyond its control.

If the City rescinds the Economic Revitalization Area designation and associated tax abatement deductions, it may require the applicant to repay the City all or a portion of the tax abatement savings received through the date of such termination. Additional details relative to the repayment of tax abatement savings shall be determined at the time of the "claw back."

Questions, applications, and fees should be directed to the:

City of Mishawaka
Building - Community Development - Planning
600 East Third Street
Mishawaka, Indiana 46544
Attention: Derek Spier, City Planner
574-258-1625

dspier@mishawaka.in.gov

1. Name of the firm for which tax abatement is being requested:

United Petfood Producers USA, Inc.

2. State the name, title, address and telephone number of a company representative(s) who may be contacted concerning this application:

Name and Title: Terry Peterson, Controller

Address: 1101 W 11th Street, Misawaka, IN 46544

Telephone: 574.404.5963

3. State the name, title, address and telephone number of a company representative(s) who may be sent annual compliance forms. Please note that the **annual forms will determine if your company is compliant with the terms of the abatement and whether the abatement will continue or be terminated**, so the contact should be made aware of the form's importance.

Name and Title: Terry Peterson, Controller

Address: 1101 W 11th Street, Misawaka, IN 46544

Telephone: 574.404.5963

4. Location of property for which personal property tax abatement is being sought (this information is available through the Township Assessor's Office):

a) Street Address: 1121 W 11th Street, Misawaka, IN 46544

b) Township: Mishawaka-Penn Township

c) Taxing District Number: 023 Mishawaka-Penn

d) Council District Number: 1

e) Tax Parcel Number(s): 016-1161-6468; 016-1161-646602

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form):

Land: \$139,400

Improvements: \$4,040,900

Inventory: _____

Equipment: _____

6. Has this project/tax abatement request been discussed with City of Mishawaka Staff and has a site visit been conducted? Yes _____ No

7. Does your firm currently conduct manufacturing operations at this location? If so, how long has your company been at this location? _____

Yes, company has been at location since June 2024

a) Please provide your firm's North American Industry Classification System (NAICS) Code Classification. _____

311111 - Dog and Cat Food Manufacturing

b) Please list any special certifications/designations.

New Market Tax Credit: Severely Distressed Community & Federal Opportunity Zone #18141000900

8. Does your firm have other operations in the US? In Indiana? If so, please list the location of other operations. Also please indicate the location of your firm's headquarters if not located in Mishawaka.

No, this is the only location in the United States. Current company headquarters is in Terdonkkaai 16, 9042 Ghent, Belgium.

Company is currently pursuing the establishment of a United States Headquarters.

9. What is the size of the existing facility in which the equipment will be installed?

195,285 SQFT

a) What is your facility currently zoned? I-1 & I-2 b) Do you need rezoning? No

10. Briefly describe the product(s) manufactured by your company. _____

High quality dry & wet pet food, biscuits and snacks for dogs & cats.

11. Briefly describe the equipment to be installed by your company. _____

Extruder, dryer, coater, boiler, robotics & automation, racking, updates to packaging & bulk receiving

12. Has new manufacturing equipment been installed (Please note that state statute requires petitioner to delay installation until after abatement has been granted)? _____ Yes No

13. Does your company/business require contractors working on construction projects on your property to use the E-Verify system to verify the eligibility of their employees to work in the United States?

Yes _____ No

14. What is the anticipated date for installation to begin? January 2026
15. What is the anticipated date for project completion? December 2029

***(If installation will occur over a multi-year/phased-in period or involve multiple pieces of equipment, please provide a separate detailed installation timetable an note when equipment will be ready to use in production and attach this information to the SB-1/PP.)**

16. Does the equipment being installed serve the same function as the equipment currently in place at the facility? Yes No

- a) If no, please describe the new functions to be performed by the new manufacturing equipment:

Equipment used for automation improvements for packaging and bulk receiving will serve same function as existing equipment; extruder, dryer, coater, and boiler will be additional machinery to increase production capacities.

- b) What is the estimated value of the equipment to be purchased for which personal property tax abatement is being requested? (If possible, please provide a written quote or estimate attached to this application.) \$19,000,000.00

17. Profile of firm that will occupy the property for which tax abatement is being requested:

- a) Are your employees represented by a union? If so, by whom? No

- b) Does your business/company verify the eligibility of your employees to work in the United States using the E-Verify system? Yes No

- c) Number of current full time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled	<u> </u>	Average hourly wage rate for skilled positions	<u> </u>
Semi-skilled	<u>80</u>	Average hourly wage rate for unskilled positions	<u>\$31.19</u>
Clerical	<u> </u>	Average hourly wage rate for clerical positions	<u> </u>
Salaried	<u>25</u>	Average salary (per hour) for salaried positions	<u>\$48.40</u>
TOTAL NUMBER OF TEMPORARY/ON-CALL EMPLOYEES (if any)			<u>0</u>
TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)			<u>105</u>

- d) What benefits are offered to your company's employees? (i.e. sick time, vacation, health insurance, 401(k), other retirement benefits, profit sharing, etc.)

Sick time, vacation time, volunteer time, health insurance, dental insurance, vision insurance, short term and long term disability insurance, 401k with company match, tuition reimbursement.

e) Approximate value of benefits for existing and new employees on a per hour basis (i.e. benefits are valued at an additional \$3.00 per hour, etc.) Approx. \$8.00 per hour

f) What is the total dollar amount spent on retained salaries? \$7,706,392

g) Number of newly created full-time permanent hourly employees by skill level (include average hourly wage rate **excluding benefits and overtime**)

Skilled 0 Average hourly wage rate for skilled positions _____

Semi-skilled 33 Average hourly wage rate for unskilled positions \$24.32

Clerical 0 Average hourly wage rate for clerical positions _____

Salaried 1 Average salary (per hour) for salaried positions \$58.00

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time) 34

h) What is the total dollar amount to be spent on new salaries? \$1,789,964.80

i) What is the blended hourly wage rate (the blended rate of hourly and salaried employees), excluding benefits and overtime, for:

Current hourly employees \$35.29

Retained hourly employees \$35.29

New hourly employees \$25.31

j) What is the usual market for goods produced by the company? List the percentage of the company's product that reaches it:

Inside St. Joseph County: 0 %

Outside St. Joseph County, but inside Indiana: 3 %

Outside Indiana, but within 500 miles 14 %

Outside of 500 miles 82 %

Outside of the United States: 1 %

k) Where do your company's raw materials/supplies come from? List the percentage of the supplies that are acquired from each category:

Inside St. Joseph County: 0 %

Outside St. Joseph County, but inside Indiana: 4.35 %

Outside Indiana, but within 500 miles: 35.87 %

Outside 500 miles of Indiana: 38.04 %

Outside of the United States: 21.74 %

1) List the name and location (City and State) of your five largest vendors or suppliers:

1. Nuway Construction Corporation - Goshen, IN
2. Diversified Ingredients Inc. - Ballwin, MO
3. Anchor Ingredients Co., LLC - Fargo, ND
4. The Scoular Company - Omaha NE
5. Badger Ingredients, Inc. - Carefree, AZ

18. Please give a detailed description of what the impact on your business will be if the new manufacturing equipment is not installed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

Definite loss in production capabilities, consideration of moving manufacturing.
plant operations to a new location.

19. Please briefly describe how and why the manufacturing equipment to be replaced or the facility in which equipment will be added is currently technologically, economically, or energy obsolete and how and why that obsolescence may lead to a decline in employment and tax revenues.

Existing machinery and equipment does not possess capabilities to produce the capacity
of production required. Without the installation of new equipment, recognition of increased
property taxes and payroll taxes paid to state and county will not be recognized.

20. Will you require any additional assistance from the City of Mishawaka?

Yes, community support for an expedited process and collaborative effort. Support for assistance on
any public infrastructure improvements and training resources for recruitment and creation of new jobs.

21. Have you applied for any assistance from the State of Indiana?

Yes, currently negotiating incentives with the Indiana Economic Development Corporation.

22. Miscellaneous Attachments Required:

- Attach the legal description of the property where the equipment is to be located, marked Exhibit A, and hereby incorporated herein.
- Attach a map and/or a plan of the property where the equipment is to be located, marked Exhibit B, and is hereby incorporated herein.

I hereby certify that the information and representations on this application for Personal Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to participate in a mandatory annual compliance process. The survey will measure compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in the final resolution authorizing the property tax abatement. I also acknowledge that failure to respond to the mandatory annual compliance or failure to achieve investment, job creation, retention, and salary levels contained in the final resolution may result in a loss of tax abatement deductions, and may result in the repayment of tax abatement savings received.

Elodie Fleury

Signature of Owner or Authorized Representative

CEO UPP USA

Title

12/18/2025

Date

Exhibit A

Tax Key #16-1161-6468 and 016-1161-6466.02; also described as:

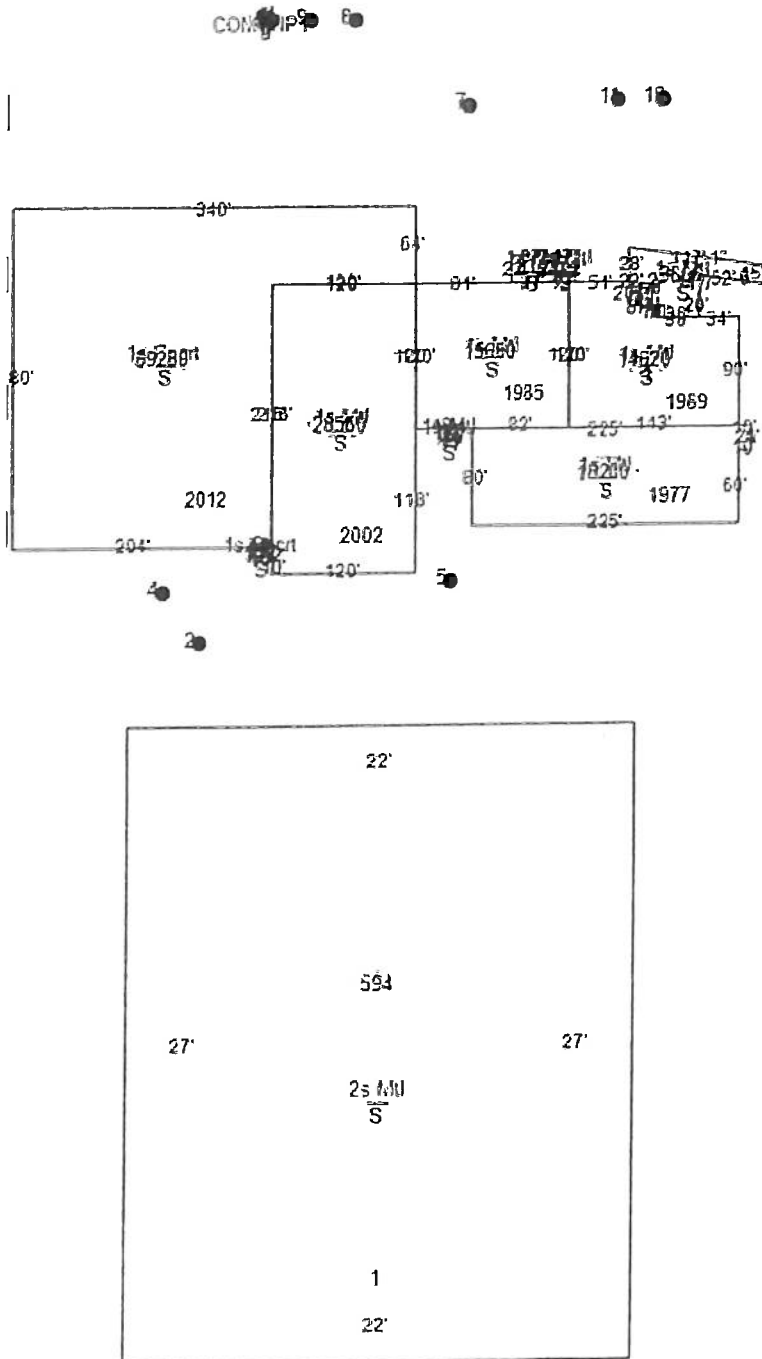
That part of the southwest quarter of Section 16, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, Joseph County, Indiana, and more particularly described as:

Beginning at a point of intersection of the south line of Eleventh Street with the East line of Logan Street; thence East along said south line of Eleventh Street a distance of 779 feet more or less; thence south a distance of 435.4 feet more or less to the south line of said Quarter Section; thence West along said South line a distance of 781.15 feet more or less to the East line of Logan Street; thence North along said East line a distance of 443.32 feet more or less to the point of beginning containing 8.55 acres more or less and subject to all legal highways, easements and restrictions on record.

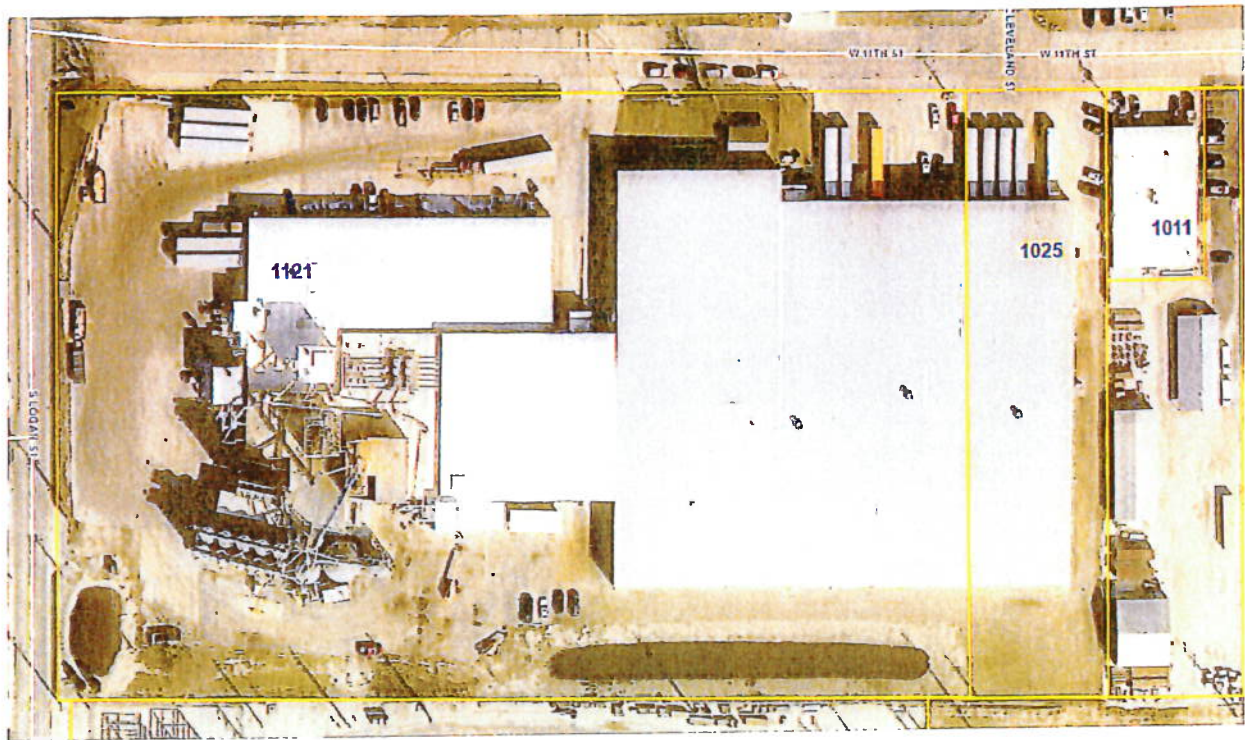
Common address: 1121 & 1025 W. 11th Street, Mishawaka, IN 46544

Exhibit B

Property Sketch of 1121 W 11th Street S (From St. Joseph County Tax Assessor website)



Aerial Photos of Parcels (Equipment planned to be installed in parcels labeled 1121 & 1025)





**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer United Petfood Producers USA, Inc.			Name of contact person Terry Peterson						
Address of taxpayer (number and street, city, state, and ZIP code) 1011 W 11th Street, Mishawaka, IN 46544				Telephone number (574) 404-5963					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body					Resolution number (s)				
Location of property 1121 W 11th Street, Mishawaka, IN 46544			County St. Joseph	DLGF taxing district number 023					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Vacuum coater for industrial packaging, extruder for kibble production, dryer for kibble production, additional silos for material handling, additional racking for warehousing, VDL packaging machine for industrial packaging.					ESTIMATED				
					START DATE		COMPLETION DATE		
					Manufacturing Equipment	02/28/2026	12/31/2030		
					R & D Equipment				
					Logist Dist Equipment				
IT Equipment									
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current Number 105	Salaries \$7,706,392	Number Retained 105	Salaries \$7,706,392	Number Additional 31	Salaries \$2,011,131				
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values			6,473,826						
Plus estimated values of proposed project		19,000,000	13,300,000						
Less values of any property being replaced									
Net estimated values upon completion of project		19,000,000	19,773,826						
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)						
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Elodie Fleury</i>				Date signed (month, day, year)					
Printed name of authorized representative Elodie Fleury			Title Vice President, Americas						

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 4 calendar years * (see below). The date this designation expires is 2/16/2030. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment;	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Check box if an enhanced abatement was approved for one or more of these types.
3. Installation of new logistical distribution equipment.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
4. Installation of new information technology equipment;	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ 19,000,000.00 cost with an assessed value of \$ _____ . (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____ . (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____ . (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____ . (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input checked="" type="checkbox"/> Year 5	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10	Number of years approved: _____
					(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

SB-1 Tax Abatement Forms

Final Audit Report

2026-01-20

Created:	2026-01-20
By:	Terry Peterson (tpeterson@unitedpetfood.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAlYDLmE6OBaxcnCGWsxFX44n8Cg_HI_pu

"SB-1 Tax Abatement Forms" History

-  Document created by Terry Peterson (tpeterson@unitedpetfood.com)
2026-01-20 - 7:34:41 PM GMT
-  Document emailed to Elodie Fleury (efleury@unitedpetfood.com) for signature
2026-01-20 - 7:35:27 PM GMT
-  Email viewed by Elodie Fleury (efleury@unitedpetfood.com)
2026-01-20 - 9:41:20 PM GMT
-  Document e-signed by Elodie Fleury (efleury@unitedpetfood.com)
Signature Date: 2026-01-20 - 9:41:40 PM GMT - Time Source: server
-  Agreement completed.
2026-01-20 - 9:41:40 PM GMT

Project Ridgeback

For Indiana

	2026	2027	2028	2029	2030	Total
Real Property:						
Dryer Tower Building	10,000,000	1,000,000				\$11,000,000
Personal Property:						
New Packaging Line, New Scale, Conveyors	3,000,000					\$ 3,000,000
Bundle, Packaging Line, Racking, Scale, Forklift		4,000,000				\$ 4,000,000
Packaging Lines, New Palletizer, Coating			4,000,000			\$ 4,000,000
Boiler, Additional Packaging Machines				4,000,000		\$ 4,000,000
Improvement Bulk Receiving					4,000,000	\$ 4,000,000
Total	\$13,000,000	\$5,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$30,000,000

Provided via email on 1/15/26 by Evergreen Advisors LLC

Received

JAN 15 2026

Planning and
Community Development

FEB 25 2026

City Clerk
Mishawaka, IN

RESOLUTION NO. 2026-07

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS OF THE REDEVELOPMENT DISTRICT OF THE CITY OF MISHAWAKA, INDIANA FOR THE PURPOSE OF PROVIDING FUNDS FOR THE COSTS OF CERTAIN LOCAL PUBLIC IMPROVEMENTS IN OR SERVING THE AUTO MALL ECONOMIC DEVELOPMENT AREA ALLOCATION AREA AND ALL MATTERS RELATED THERETO

WHEREAS, the City of Mishawaka Redevelopment Commission (the “Commission”), the governing body of the City of Mishawaka, Indiana, Department of Redevelopment and the Redevelopment District of the City of Mishawaka, Indiana (the “District”), exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, with the approval of the Common Council (the “Common Council”) of the City of Mishawaka, Indiana (the “City”), the Commission has previously designated and declared an area in the City known as the Auto Mall Economic Development Area as an economic development area (the “Area”) and designated and declared the entire Area as an allocation area known as the Auto Mall Economic Development Area Allocation Area pursuant to Section 39 of the Act (the “Allocation Area”); and

WHEREAS, the Commission has previously created an allocation fund for the Allocation Area (the “Allocation Fund”) and has provided that tax increment revenues derived from the Allocation Area (the “Tax Increment”) shall be deposited into the Allocation Fund; and

WHEREAS, the Commission has adopted Resolution No. 2026-04 at a meeting held on February 23, 2026, (the “Bond Resolution”), determining to issue tax increment revenue bonds of the District (the “Bonds”) for the purpose of (a) financing the costs of certain local public improvements in or serving the Allocation Area, including without limitation (i) the extension of utilities from Veterans Parkway to Cleveland Road, (ii) improvements to Cleveland Road, and (iii) the construction of Veterans Parkway from its current terminus north of Douglas Road to Cleveland Road (clauses (i) through and including (iii), collectively, the “Projects”), as further described in the Economic Development Agreement by and among the City, the Commission and MISH RE, LLC, an Indiana limited liability company (the “Company”), and (b) paying related and incidental expenses to be incurred in connection therewith and on account of the issuance of the Bonds; and

WHEREAS, pursuant to the Bond Resolution, the Commission has determined that the principal of and interest on the Bonds shall be paid out of Tax Increment pledged therefor; and

WHEREAS, Section 25.1 of the Act requires the approval of the legislative body of the City before the Bonds may be issued and the Common Council as the legislative body of the City now desires to approve the issuance of the Bonds;

NOW, THEREFORE, BE IT RESOLVED, BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, AS FOLLOWS:

SECTION 1. All of the stated "WHEREAS" clauses are incorporated herein by reference.

SECTION 2. The Common Council hereby approves the issuance of the Bonds to apply to the costs of the Projects, capitalized interest on the Bonds, if necessary, and the incidental expenses in connection therewith and the issuance of the Bonds, upon the following conditions: (a) the maximum aggregate principal amount of the Bonds shall not exceed \$25,000,000; (b) the final maturity of the Bonds shall not be later than twenty-five (25) years from the date of issuance; (c) the maximum interest rate on the Bonds shall not exceed seven and one-half percent (7.5%) per annum; and (d) the Bonds may be made redeemable at the option of the Commission, in whole or in part, in any order of maturities selected by the Commission and by lot within a maturity, on dates and with premiums, if any, and other terms as determined by the Commission with the advice of the Commission's municipal advisor. The Bonds are, as to both principal thereof and interest thereon, special, limited obligations of the District, as a special taxing district, payable solely out of (i) Tax Increment pledged therefor and (ii) if required by the purchaser of the Bonds, to the extent the Tax Increment is insufficient for the payments of principal of and interest due on the Bonds, a pledge by the Company to pay such amounts (the "Taxpayer Direct Payments") in order to make such principal and interest payments during such period as described in a taxpayer agreement between the City, the Commission and the Company (the "Taxpayer Agreement").

SECTION 3. The proper officers of the City are hereby authorized and directed, for and on behalf of the City, to execute and deliver any contract, agreement, certificate, instrument or other document, including without limitation, a Taxpayer Agreement, and to take any action as such person determines to be necessary or appropriate to accomplish the purposes of this Resolution, such determination to be conclusively evidenced by such person's execution of such contract, agreement, certificate, instrument or other document or such person's taking of such action.

SECTION 4. This Resolution shall be in full force and effect from and after its adoption by the Common Council and upon compliance with the procedures required by law.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on this _____ day of March, 2026, at _____ o'clock, P.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, CMO, MMC, City Clerk

PRESENTED by me to the Mayor for his approval and signature this ____ day of March, 2026.

Deborah S. Block, IAMCA, CMO, MMC, City Clerk

APPROVED and SIGNED by me this _____ day of March, 2026.

David A. Wood, Mayor

FEB 11 2026

City Clerk
Mishawaka, IN

PETITION 26-01

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2026-04

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 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:

TRACT I (PID 71-09-02-301-001.000-031): A part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Saint Joseph County, Indiana, described as: Beginning on the West line thereof, at a point that is 444 feet South of the Northwest corner of the said Northwest Quarter of the Southwest Quarter; running thence South along said West line, 100 feet; thence East, 890.4 feet to a point that is 544.9 feet South of the North line of said Northwest Quarter of the Southwest Quarter; thence North, 53.9 feet; thence Northwesterly, 892.5 feet to the Point of Beginning. Also, a part of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Saint Joseph County, Indiana, being more particularly described as follows, viz: Beginning at a point on the West line of the said Southwest Quarter of Section 2 that is 428.88 feet South of the Northwest corner of the said Southwest Quarter; thence East, parallel with the North line of the said Southwest Quarter, 869.70 feet; thence South, parallel with the said West line of the Southwest Quarter, 115.7 feet; thence West, parallel with the said North line of the Southwest Quarter, 869.70 feet to the said West line of the Southwest Quarter; thence North along said West line, 115.7 feet to the Point of Beginning; Excepting Therefrom any and all real estate lying within the following described legal description: Part of the North Half of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Saint Joseph County, Indiana, described as:

Beginning at a point on the West line of said Section 2 that is 211 feet South of an iron stake at the Northwest corner of the said Southwest Quarter of Section 2; thence East and parallel with the North line of the Southwest Quarter of said Section

2, 1632 feet to an iron stake; thence South, 298.8 feet to an iron stake that is 2144 feet North of the South line of said Section; thence West to a point marked by an iron stake, which is 895 feet East of the West line of said Section 2; thence North, 66 feet to an iron stake that is 2210 feet North of the South line of said Section; thence West, 894.2 feet to an iron stake in the West line of said Section; thence North, 230.6 feet to the Point of Beginning.

TRACT II (PID 71-09-02-301-004.000-031): Lot Numbered 2AA as shown on the recorded Plat of Stover's Fir Road Minor, 2nd Replat, Recorded May 28, 2003 as Instrument Number 0332301 in the Office of the Recorder of St. Joseph County, Indiana, including the adjacent Fir Road right-of-way.

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 R-1 Single Family Residential District.

All the above real estate shall hereafter be amended to allow for a residential subdivision.

This recommendation is based on the following findings of fact:

1. Existing Conditions - The subject property is located east of Fir Road approximately a third of a mile north of E. McKinley Avenue. Fir Road, which is a low to moderate travelled minor arterial road, serves as one of the primary north/south corridors in the northeast part of the city. McKinley Avenue to the south is a heavily travelled principal arterial providing major east/west access between St. Joseph and Elkhart County. Traffic volumes along these roads are anticipated to remain relatively consistent in future years. Adjacent land uses include single-family residential houses, an electric utility substation, and vacant property to the north, east, and south within unincorporated St. Joseph County, and an apartment complex to the west.
2. Character of Buildings in Area - The buildings and land uses along Fir Road are primarily single and multi-family residential. An indoor amusement facility and assisted living facility are located west of Fir Road north of the property.
3. The most desirable/highest and best use – With the property's location adjacent to residential uses, the most desirable use for the property is residential.
4. Conservation of property values - The proposed zoning should not be injurious to property values in the surrounding area. The proposed residential use is compatible with the adjacent single and multi-family residential uses.
5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan identifies a preferred or recommended use of the subject property and adjacent areas as low density residential.

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

Proposed Ordinance No: 2026-04

Ordinance No: _____

PASSED by the Common Council of the City of Mishawaka, Indiana, this
_____ day of _____, 2026, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____,
2026, at _____ o'clock _____.M.

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED by me this _____ day of _____, 2026, at
_____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Location: 55660 Fir Road

Date: February 10, 2026

Petition: 26- 01

Prepared By: CH

GENERAL INFORMATION

Applicants: Northbridge Valley LLC & Northbridge Valley II LLC / Bertsch-Frank & Associates, LLC

Status: Property Owner / Surveyor & Engineer

Request: To annex, establish zoning, and approve a conceptual design for a proposed residential development.

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

Proposed Zoning: R-1 Single Family Residential District

Lot Size: 10.5 acres, plus the adjacent Fir Road right-of-way

Applicable Regulations: Section 137-164 thru 137-166 / R-1 Single Family Residential District, Section 137-41 / Amendments to the Zoning Map & Indiana Code 36-4-3-2.1 and 36-4-3-3.1, and 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern: North: Unincorporated St. Joseph County / R Single-Family Residential (Single-Family House)
 South: R-1 Single Family Residential (Vacant) & Unincorporated St. Joseph County / R Single-Family Residential (single family homes)
 East: Unincorporated St. Joseph County / R Single-Family Residential (Single-Family Houses) & I-I Light Industrial (Smurfit Westrock and Herman & Goetz)
 West: S-2 Planned Unit Development (Deer Run)

Thoroughfare: Fir Road

Council District: To Be Determined (Contiguous to District 5)

School District: Penn-Harris-Madison

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

Comprehensive Plan: Low Density Residential

ANALYSIS

Proposal:

The petitioner is proposing to annex, establish zoning, and approve a conceptual design for a proposed single-family residential development.

The 10.5 acre site, which includes two parcels (Tax Parcels 014-1018-022316 & 014-1077-1995), is located east of Fir Road approximately 2,100' north of E. McKinley Avenue. The site has a house and outbuildings, to be razed. Between the two parcels, they have approximately 240' of frontage on Fir Road. The adjacent property to the south was annexed into the City of Mishawaka in 2024 and was zoned R-1 Single Family Residential in anticipation of a single family development. This will be an extension of that development.

Per the conceptual layout for the development, the petitioner plans to construct a 31 lot residential subdivision with public roads, sanitary sewer, and water. The average price of each lot, including the home, is estimated at \$450,000 to \$600,000.

Access is shown on the conceptual site plan from Fir Road and through the proposed development to the south.

The petitioner is requesting a zoning classification of R-1 Single Family Residential specifically for detached single family dwellings. Development regulations were not specified in the petition. Therefore, the residential development shall follow all the R-1 District height, area, and development regulations (Section 137-166).

Currently, the petitioner is only proposing to establish the zoning as R-1 Single Family Residential. If the annexation and zoning request is approved, a subdivision plat 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 drainage, electric, gas, etc.), grading, erosion control, and other required improvements.

Annexation:

In 1966 and 2003, the Fir Road right-of-way and adjacent property to the west were respectively annexed into the City. The adjacent property to the south was annexed into the City of Mishawaka in 2024 and was zoned R-1 Single Family Residential in anticipation of a single family development.

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 boundary to be annexed. With the 2024 annexation previously mentioned, a total of 1,142.09 feet, or 32%, of the total 3,554.29 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 east of Fir Road, over a third of a mile north of E. McKinley Avenue and bound to the north by a single-family residential house in unincorporated St. Joseph County, to the east by single-family residential houses in unincorporated St. Joseph County and industrial building fronting Home Street, to the south by single family homes in unincorporated St. Joseph County and vacant land zoned R-1 Single Family District in the City of Mishawaka, and to the west by the Deer Run Planned Unit Development in the City of Mishawaka.

Zoning Change:

Staff believes that the proposed zoning of this property to the R-1 Single Family Residential District for detached residential dwellings is appropriate given that the adjacent property is zoned for and primarily occupied by single-family residential houses and an apartment complex.

Transportation/Roads:

According to the latest available traffic counts along Fir Road, there were 4,950 annual average daily trips (AADT) north of E. McKinley Avenue (September 2025) The counts at these locations have fluctuated

between 4,038 AADT and 5,396 AADT over the last 17 years and will likely remain consistent in future years. Along McKinley there are 15,735 AADT east of Fir and 16,780 west of Fir. The numbers on McKinley have decreased over the past 19 years.

The 2050 Transportation Plan, prepared by the Michiana Area Council of Governments with input from City staff and the County Engineering Department, includes an auxiliary lane project (center turn lane) along Fir Road from E. McKinley Avenue to the Indiana Toll Road (I-80/90). The plan indicates an anticipated completion date of the project by 2035. The plan and anticipated completion dates for any transportation improvements may be amended in future years dependent on projected travel demand and funding availability.

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

The Engineering Department commented this site currently does not have sanitary sewer available. Site shall be master planned and served via regional lift station. Improvements to Fir Road may be necessary along with dedication of additional ROW: including but not limited to; shared center left turn lane, decel lanes, sidewalk or pathway.

RECOMMENDATION

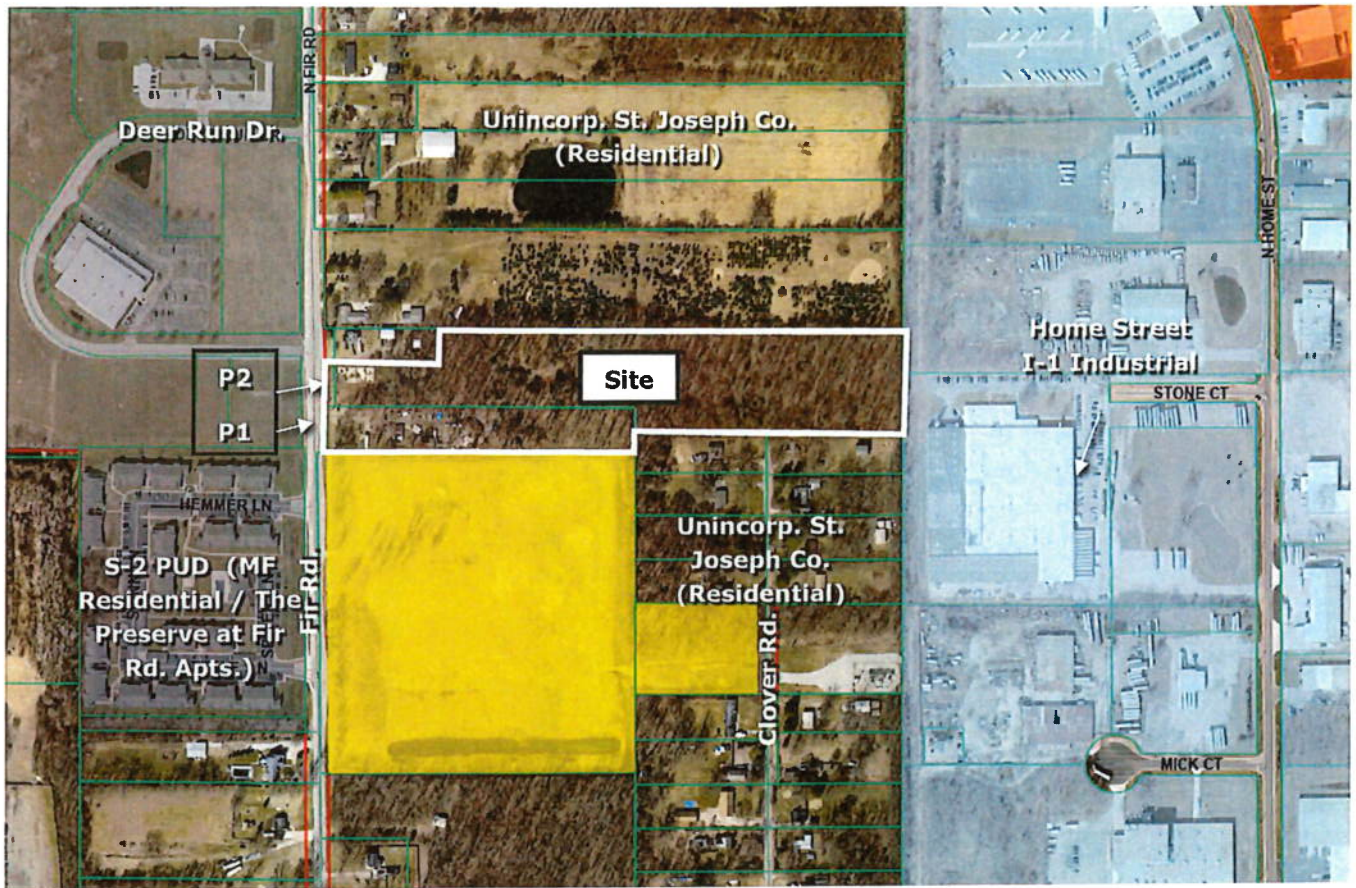
Staff recommends **approval** of Petition 26-01 to annex, establish zoning, and approve a conceptual design for a single-family residential development on a 10.5 site located east of Fir Road approximately 2,100' north of E. McKinley Avenue. The property is proposed to be zoned R-1 Single Family Residential District subject to all the R-1 District height, area, and development regulations.

This recommendation is based on the following findings of fact:

1. Existing Conditions - The subject property is located east of Fir Road approximately a third of a mile north of E. McKinley Avenue. Fir Road, which is a low to moderate travelled minor arterial road, serves as one of the primary north/south corridors in the northeast part of the city. McKinley Avenue to the south is a heavily travelled principal arterial providing major east/west access between St. Joseph and Elkhart County. Traffic volumes along these roads are anticipated to remain relatively consistent in future years. Adjacent land uses include single-family residential houses, an electric utility substation, and vacant property to the north, east, and south within unincorporated St. Joseph County, and an apartment complex to the west.
2. Character of Buildings in Area - The buildings and land uses along Fir Road are primarily single and multi-family residential. An indoor amusement facility and assisted living facility are located west of Fir Road north of the property.
3. The most desirable/highest and best use - With the property's location adjacent to residential uses, the most desirable use for the property is residential.
4. Conservation of property values - The proposed zoning should not be injurious to property values in the surrounding area. The proposed residential use is compatible with the adjacent single and multi-family residential uses.
5. Comprehensive Plan - The Mishawaka 2000 Comprehensive Plan identifies a preferred or recommended use of the subject property and adjacent areas as low density residential.

ATTACHMENTS

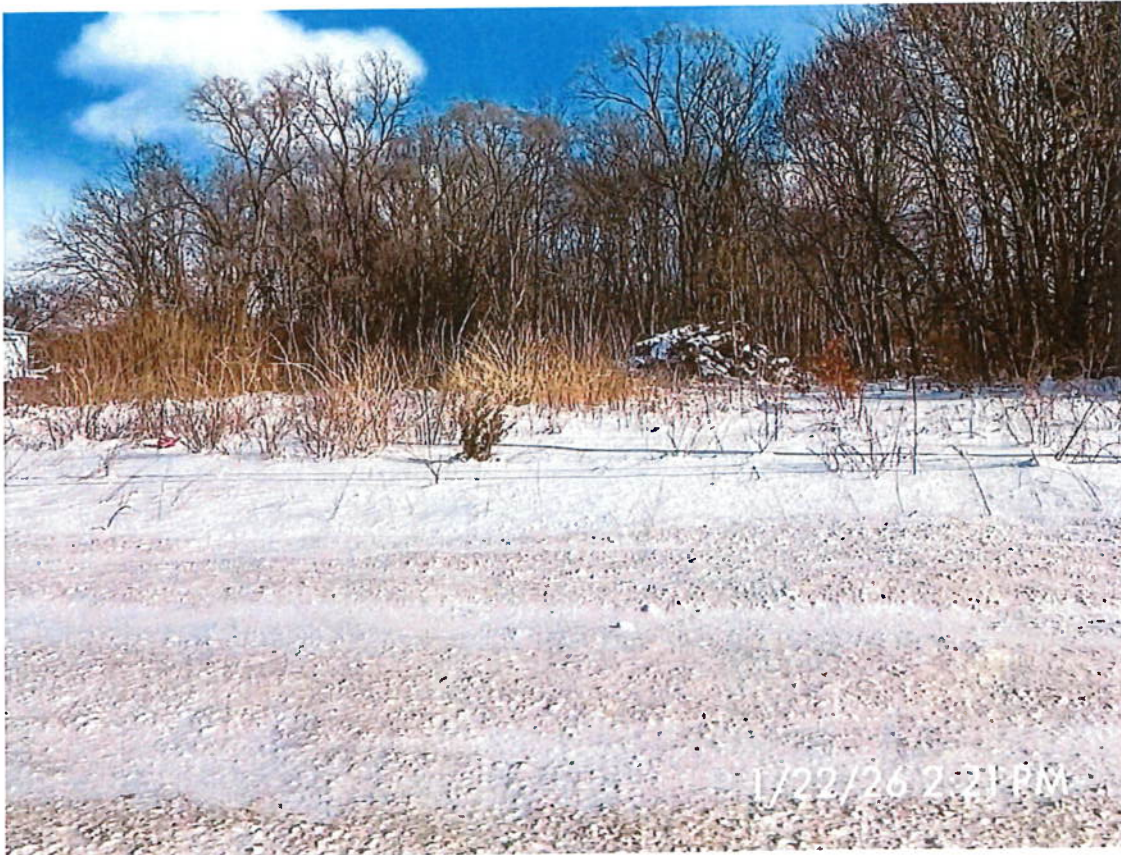
Aerial Map, Photographs, Petition for Annexation and Zoning Classification, Conceptual Design for Residential Subdivision, and Location Map



Aerial Photograph – 55660 Fir Road
Proposed Single-Family Residential Development



55660 Fir Road (existing house)



Vacant land north of 55660 Fir Road

January 20, 2026

TO THE:

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

Received
JAN 28 2026
Planning and
Community Development

RE: Petition for Annexation and Zoning Classification

The undersigned Northbridge Valley, LLC and Northbridge Valley II, 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:

TRACT I (PID 71-09-02-301-001.000-031): A part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Saint Joseph County, Indiana, described as: Beginning on the West line thereof, at a point that is 444 feet South of the Northwest corner of the said Northwest Quarter of the Southwest Quarter; running thence South along said West line, 100 feet; thence East, 890.4 feet to a point that is 544.9 feet South of the North line of said Northwest Quarter of the Southwest Quarter; thence North, 53.9 feet; thence Northwesterly, 892.5 feet to the Point of Beginning. Also, a part of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Saint Joseph County, Indiana, being more particularly described as follows, viz: Beginning at a point on the West line of the said Southwest Quarter of Section 2 that is 428.88 feet South of the Northwest corner of the said Southwest Quarter; thence East, parallel with the North line of the said Southwest Quarter, 869.70 feet; thence South, parallel with the said West line of the Southwest Quarter, 115.7 feet; thence West, parallel with the said North line of the Southwest Quarter, 869.70 feet to the said West line of the Southwest Quarter; thence North along said West line, 115.7 feet to the Point of Beginning; Excepting Therefrom any and all real estate lying within the following described legal description: Part of the North Half of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Saint Joseph County, Indiana, described as:
Beginning at a point on the West line of said Section 2 that is 211 feet South of an iron stake at the Northwest corner of the said Southwest Quarter of Section 2; thence East and parallel with the North line of the Southwest Quarter of said Section 2, 1632 feet to an iron stake; thence South, 298.8 feet to an iron stake that is 2144 feet North of the South line of said Section; thence West to a point marked by an iron stake, which is 895 feet East of the West line of said Section 2; thence North, 66 feet to an iron stake that is 2210 feet North of the South line of said Section; thence West, 894.2 feet to an iron stake in the West line of said Section; thence North, 230.6 feet to the Point of Beginning.

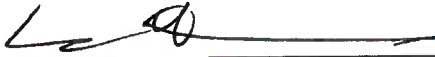
TRACT II (PID 71-09-02-301-004.000-031): Lot Numbered 2AA as shown on the recorded Plat of Stover's Fir Road Minor, 2nd Replat, Recorded May 28, 2003 as Instrument Number 0332301 in the Office of the Recorder of St. Joseph County, Indiana, including the adjacent Fir Road right-of-way.

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located in St. Joseph County and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a (R-1) Residential District. Petitioners further state they intend to utilize said land for the development of a residential subdivision.

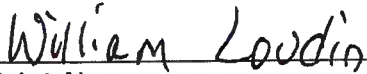
Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s).

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 (R-1) Residential District.



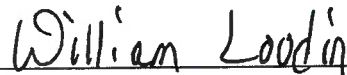
Northbridge Valley, LLC



Print Name



Northbridge Valley II, LLC



Print Name

Contact Person:

Matthew G. Bertsch, P.S.
Bertsch-Frank & Assoc. LLC
811 Lawrence Drive
Ft. Wayne, IN 46808
(260) 459-9393
mbertsch@bertschfrank.com

m.weaver@rrcxcaverting.com



TRACT #1: 248 AC
 NORTHRIDGE VALLEY LLC
 PID 71-09-02-301-004,000-031
 DOC. 2025-29541

TRACT #2 (633 AC)
 NORTHRIDGE VALLEY II LLC
 PID 71-09-02-301-004,000-031
 DOC. 2019-06340

**ZONING SETBACKS
 (R-1, RESIDENTIAL DISTRICT)**

- FRONT SETBACK = NON-REAR LOT: 25 FT. MINIMUM
 REAR LOT: 25 FT. MINIMUM AT EACH END OF THE LOT
- SIDE SETBACK = 5 FT. MINIMUM
- REAR SETBACK = NON-REAR LOT: 25 FT. MINIMUM
 REAR LOT: 25 FT. MINIMUM AT EACH END OF THE LOT
- HEIGHT = 35 FT. MAXIMUM
- LOT AREA = 4000 SF MINIMUM
- PROVIDER = 60 FT. MINIMUM

Received
 JAN 19 2026

Schematic Design
 NORTH SCALE: 1" = 60'

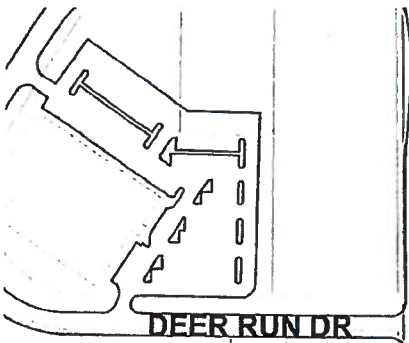
Planning and
 Community Development

SD	DATE	DATE
	ISSUED BY	DATE
REVISIONS		
NO.	DATE	DESCRIPTION

**Preliminary SD Layout
 Fir Road Subdivision
 St. Joseph County
 Mishawaka, Indiana 46545**

Received
 JAN 19 2026
R & R Excavating, Inc
 Planning and
 Community Development

BFA BERTSCH-FRANK & ASSOCIATES
 LAND SURVEYING & CONSULTING
 LAND PLANNING | LAND SURVEYING
 811 LAWRENCE DRIVE FORT WAYNE, IN 46804
 TELEPHONE: (260) 438-8153 FACSIMILE: (260) 438-8153



DEER RUN DR

S-2

HEMMER LN

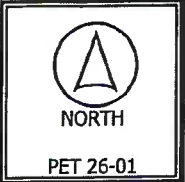
SPINN LN

STEELE LN

FIR RD

CLOVER RD

PET 26-01



R-1

R-1

I-1

I-1

I-1

I-1

E MCKINLEY AVE

C-4

C-1

C-1

C-1

C-1

C-4

C-4

C-4

C-4

R-1

R-1

C-4

C-4

C-4

C-4

R-1

R-1

R-1

R-1

R-1

R-1

R-1

C-4

C-4

C-1

Location Map

PETITION 26-01

OWNER: NORTHBRIDGE VALLEY LLC & NORTHBRIDGE VALLEY II LLC

LOCATION: 55660 FIR ROAD

ANNEX AND ESTABLISH ZONING AS R-1 SINGLE FAMILY DISTRICT

FEB 11 2026

City Clerk
Mishawaka, IN

PETITION 26-02

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2026-05

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 a rezoning 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:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SHRUMS MCKINLEY HIGHWAY MINOR SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 0210560, ST. JOSEPH COUNTY RECORDER; THEN NORTH ON THE WEST LINE OF SAID LOT 170.76 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHWESTERLY ON THE NORTH LINE OF LOT 2 IN SAID SUBDIVISION 265.93 FEET OT THE NORTHWEST CORNER OF SAID LOT AND FURTHER BEING THE SOUTHWEST CORNER OF PARCEL 3 IN DOCUMENT NO. 2025-12802, ST. JOSEPH COUNTY RECORDER; THENCE NORTH ON THE WEST LINE OF SAID DOCUMENT NO. 131.93 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE EAST 620.7 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF FIR ROAD; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 12 OF PLATNER'S ADDITION TO THE CITY OF MISHAWAKA, THE PLAT OF WHICH IS RECORDED IN PLANT BOOK 12, PAGES 178-179, ST. JOSEPH COUNTY RECORDER; THENCE WEST 365 FEET, MORE OR LESS, ON THE NORTH LINE OF SAID ADDITION TO THE POINT OF BEGINNING AND CONTAINING 4.13 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of C-1 General Commercial District.

Proposed Ordinance No: _____

Ordinance No: 2026-05

Furthermore, 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:

LOTS 6 THROUGH 12 AND THE VACATED PLOTNER AVENUE BETWEEN LOTS 6 AND 7 OF THE PLAT OF PLOTNER'S ADDITION TO THE CITY OF MISHAWAKA AS RECORDED ON THE JANUARY 20, 2028 IN PLAT BOOK 12 PAGES 178-179 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY

which real estate is now classified as C-1 General Commercial District.

This recommendation is based on the following Findings of Fact:

1. The Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, identified a preferred land use of general commercial for the four southern parcels and low density residential for the three northern parcels. The proposed use is reasonable consistent with the goals and objectives of the plan and the existing adjacent land uses.
2. Current conditions and the character of current structures and uses in each district – The subject parcels, which are currently zoned and formerly occupied for commercial and single-family residential uses, are located along mixed use commercial and residential corridors. The character of the buildings varies greatly including single tenant commercial and industrial buildings, and single-family residential houses. The former Oak Grove mobile home park to the south was recently rezoned to permit a residential neighborhood consisting of detached single-family, attached single-family, and multi-family dwellings, and a community building. Adjacent land uses include a single-family residential property to the north; vacant land, used automobile sales, and a furniture store to the west; a former mobile home park to be redeveloped as a residential neighborhood, restaurant, and tobacco/vape retailer to the south; and single-family residential houses and used automobile sales to the east.
3. The most desirable use for which the land in each district is adapted – Because of the property's current partial commercial zoning and location along heavily travelled mixed use corridors, the most desirable use for the property is commercial.
4. The conservation of property values throughout the jurisdiction – The proposed zoning should not be injurious to property values in the surrounding area. The proposed mission ministry and faith campus is compatible with the adjacent commercial and existing and planned residential uses.
5. Responsible development and growth – The redevelopment of the property for the proposed use is responsible development and growth given the current partial commercial zoning and location along the highly travelled E. McKinley Avenue corridor.

Proposed Ordinance No: _____

Ordinance No: 2026-05

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 _____, 2026, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2026, at _____ o'clock _____.M.

Deborah S. Block, IAMCA, MMC, City Clerk

APPROVED by me this _____ day of _____, 2026, at _____ o'clock _____.M.

David A. Wood, Mayor

STAFF REPORT

Location: 1550 & 1554 E. McKinley Avenue and 55981 & 55993 N. Fir Road Date: February 10, 2026

Petition: 26-02 Annexation and Establish Zoning, Rezoning, and Preliminary Site Plan for the Proposed Granger Community Church mission ministry and faith campus Prepared By: DJS

GENERAL INFORMATION

Applicants: Granger Community Church & City of Mishawaka, Redevelopment Commission / Jones Petrie Rafinski

Status: Property Owners / Surveyor & Engineer

Request: To annex and establish zoning, rezone, and approve a preliminary site plan to allow for the construction of the Granger Community Church mission ministry and faith campus

Existing Zoning: R Single-Family Residential / Unincorporated St. Joseph County (three northern parcels) & C-4 Auto-Oriented Commercial District (four southern parcels)

Proposed Zoning: C-1 General Commercial District

Lot Size: Property to be annexed and zoned is approximately 4.46 acres, and the property to be rezoned is approximately 1.04

Applicable Regulations: Section 137-300 thru 137-303 / C-1 General Commercial District, Section 137-41 / Amendments to the Zoning Map & Indiana Code 36-4-3-2.1 and 36-4-3-3.1, and 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern:

- North: R Single-Family District (Unincorporated / Single-Family Residential)
- South: S-2 Planned Unit Development (Residential / Future Woodfield Crossing) & C-1 General Commercial (Restaurant / Petra Middle Eastern Cuisine & Tobacco Retail / U.S. 20 Vape & Smoke Shop)
- East: R Single-Family District & C Commercial District (Unincorporated/ Residential & Vacant) & C-4 Auto-Oriented Commercial (Used Automobile Sales / Autoworks)
- West: R Single-Family District (Unincorporated / Vacant & Used Automobile Sales), C-4 Auto-Oriented Commercial (Used Automobile Sales / Headers) & C-1 General Commercial (Retail / Christianson Furniture)

Thoroughfare: E. McKinley Avenue & N. Fir Road

Council District: 5 pending annexation

School District: Penn-Harris-Madison & School City of Mishawaka

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

Comprehensive Plan: General Commercial (E. McKinley Road addresses) & Low-Density Residential (N. Fir Road addresses)

ANALYSIS

Proposal:

The applicants are proposing to annex, establish zoning, and approve a preliminary site plan to allow for the construction of the Granger Community Church mission ministry and faith campus.

The 5.5 acre site, which includes seven tax parcels (three in unincorporated St. Joseph County and four within the city limits), is located at the northwest corner of E. McKinley Avenue and N. Fir Road. Two separate petitions were filed with the annexation and zoning classification petition covering the northern three parcels and the rezoning petition covering the southern four parcels.

The three parcels fronting E. McKinley Avenue, currently within the city, include a 10,000 sq. ft. commercial building (1550 E. McKinley Avenue) and two vacant parcels (1554 E. McKinley). The multi-tenant building was previously occupied by Hub Cap Annie, U-Haul, and Podium Sports. In October 2024, the City of Mishawaka acquired the former Discount Brake & Muffler automobile repair business which was demolished last summer. Three parcels fronting N. Fir Road, including one within the city limits and two in unincorporated St. Joseph County, are occupied with a billboard, a vacant single-family residential structure, and two accessory buildings. One unincorporated landlocked parcel located northwest of the commercial building includes a paved parking area serving the former Hub Cap Annie's and U-Haul. An approximate half acre pond is in the northwest corner of the site. All the existing improvements, except the primary commercial building, will be razed.

The parcels currently within the city were annexed in 1940 as a part of a large approximate 5 sq. mile annexation and zoned for commercial use. The adjacent N. Fir Road right-of-way was annexed in 1966 as a part of the N. Home Street industrial park.

As indicated on the preliminary site plan, the project will retain the existing commercial building along E. McKinley Avenue with it being remodeled and a small addition constructed on the north side for a new main entrance. Other proposed improvements include an outdoor plaza area with a potting shed, a community garden, an outdoor multi-use athletic court (pickleball and basketball), a playground, paved sidewalks, natural mowed walking paths, a wetland/pond overlook, and a maintenance building with attached pavilion. Parking spaces are required at a ratio of 1 space per 1,000 sq ft of gross floor area. The parking areas as shown appear to provide more spaces than the required minimum. Project phasing is not shown so it is anticipated that all improvements will be constructed in one phase.

Primary access will be provided from E. McKinley Avenue via a new defined drive in the southwest corner of the property. Currently, the entire 240' of frontage for the existing commercial building allows for uncontrolled access to a parking area south of the building. This parking area along with the prior access points for the Discount Brake & Muffler will be removed. The removal of the existing parking area and access drives along with establishing a defined access will result in a more efficient and safe means of ingress/egress. A secondary access will also be provided from N. Fir Road via a new drive in the center of the property. This drive will be gated along N. Fir Road and east of a parking area in the west part of the property.

The applicants are requesting a zoning classification of C-1 General Commercial District to permit the proposed use as a mission ministry and faith campus. The preliminary site plan appears to meet the required height, area, and development regulations for the C-1 District (building and parking setbacks, off-street parking requirements, landscaping and screening etc.)

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.), grading, erosion control, and any other required improvements.

Annexation:

As previously mentioned, the annexation and zoning petition only includes the northern four parcels since the southern three parcels are already within the city limits.

Adjacent properties to the south and public right-of-way to the east were annexed into the city in 1940 and 1966 respectively. As previously described, the parcels currently within the city are occupied with a multi-tenant commercial building and vacant property formerly being an automobile repair business.

Per Indiana State 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 as outlined above, approximately 742 feet, or 38.4%, of the total 1,931 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 at the northwest corner of E. McKinley Road and N. Fir Road, and is bordered to the north by a single-family residential property within unincorporated St. Joseph County; to the west by vacant property within unincorporated St. Joseph County, and a used automobile sales lot and furniture store both within the city; to the south by a former mobile home park to be redeveloped for residential use, a restaurant, and tobacco/vape retailer all within the city; and to the east by a single-family residential homes and vacant land within unincorporated St. Joseph County, and a used automobile sales lot within the city.

Zoning Change:

Staff believes that the proposed annexation and rezoning of this property for commercial use (C-1 General Commercial District), which permits the proposed mission ministry and faith campus, is appropriate given that part of the property is currently zoned C-4 Auto-Oriented Commercial and is located along the E. McKinley Avenue commercial corridor.

Transportation/Roads:

According to the latest available traffic counts, there were 16,780 annual average daily trips (AADT) (September 2025) along E. McKinley Avenue west of N. Fir Road/N. Byrkit Avenue; 15,735 AADT along E. McKinley Avenue east of N. Fir Road/N. Byrkit Avenue; 4,950 AADT along N. Fir Road north of E. McKinley Avenue; and 3,928 AADT along N. Byrkit Avenue south of E. McKinley Avenue. The counts at these locations have been relatively constant over the last 20 years with peak counts of just above 19,000 AADT. 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 2050 Transportation Plan, prepared by the Michiana Area Council of Governments with input from City staff, the County Engineering Department, and INDOT, includes three major transportation investments either recently completed or proposed within the nearby area. The first project identified is added travel lanes along a 2.08 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 2035 with the entire project to be completed by 2040. The second project, which was completed last year, 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 third project identified is a new auxiliary travel lane (center turn lane) along N. Fir Road from McKinley Avenue to the Indiana Toll Road. The completion year anticipated for this project is 2035. The plan and anticipated completion dates for any transportation improvements may be amended in future years dependent on projected travel demand and available funding.

All pertinent City Departments have reviewed and approved the proposed annexation, zoning, and preliminary site plan.

The Engineering Department had the following comments which shall be addressed with the final site plan and subdivision plat:

1. Several of the properties are likely served by on-site septic systems. The property shall connect to city sanitary sewer located on the south side of E. McKinley Avenue.
2. Additional right-of-way shall be dedicated along both E. McKinley Avenue and N. Fir Road. Limits are to be determined approximately 60' and 40' half right-of-way, respectively.

RECOMMENDATION

Staff recommends in favor of Petition 26-02 to annex and establish zoning, rezone, and approve a preliminary site plan for the Granger Community Church mission ministry and faith campus at the northwest corner of E. McKinley Road and N. Fir Road.

This recommendation is based on the following findings of fact per Indiana Code Section 36-7-4-603:

1. The Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, identified a preferred land use of general commercial for the four southern parcels and low density residential for the three northern parcels. The proposed use is reasonable consistent with the goals and objectives of the plan and the existing adjacent land uses.
2. Current conditions and the character of current structures and uses in each district – The subject parcels, which are currently zoned and formerly occupied for commercial and single-family residential uses, are located along mixed use commercial and residential corridors. The character of the buildings varies greatly including single tenant commercial and industrial buildings, and single-family residential houses. The former Oak Grove mobile home park to the south was recently rezoned to permit a residential neighborhood consisting of detached single-family, attached single-family, and multi-family dwellings, and a community building. Adjacent land uses include a single-family residential property to the north; vacant land, used automobile sales, and a furniture store to the west; a former mobile home park to be redeveloped as a residential neighborhood, restaurant, and tobacco/vape retailer to the south; and single-family residential houses and used automobile sales to the east.
3. The most desirable use for which the land in each district is adapted – Because of the property's current partial commercial zoning and location along heavily travelled mixed use corridors, the most desirable use for the property is commercial.
4. The conservation of property values throughout the jurisdiction – The proposed zoning should not be injurious to property values in the surrounding area. The proposed mission ministry and faith campus is compatible with the adjacent commercial and existing and planned residential uses.
5. Responsible development and growth – The redevelopment of the property for the proposed use is responsible development and growth given the current partial commercial zoning and location along the highly travelled E. McKinley Avenue corridor.

ATTACHMENTS

Aerial, Photographs of Site Area, Petition for Annexation and Zoning Classification (Petition 1 of 2), Petition for Rezoning (2 of 2), Preliminary Site Plan, Location Map



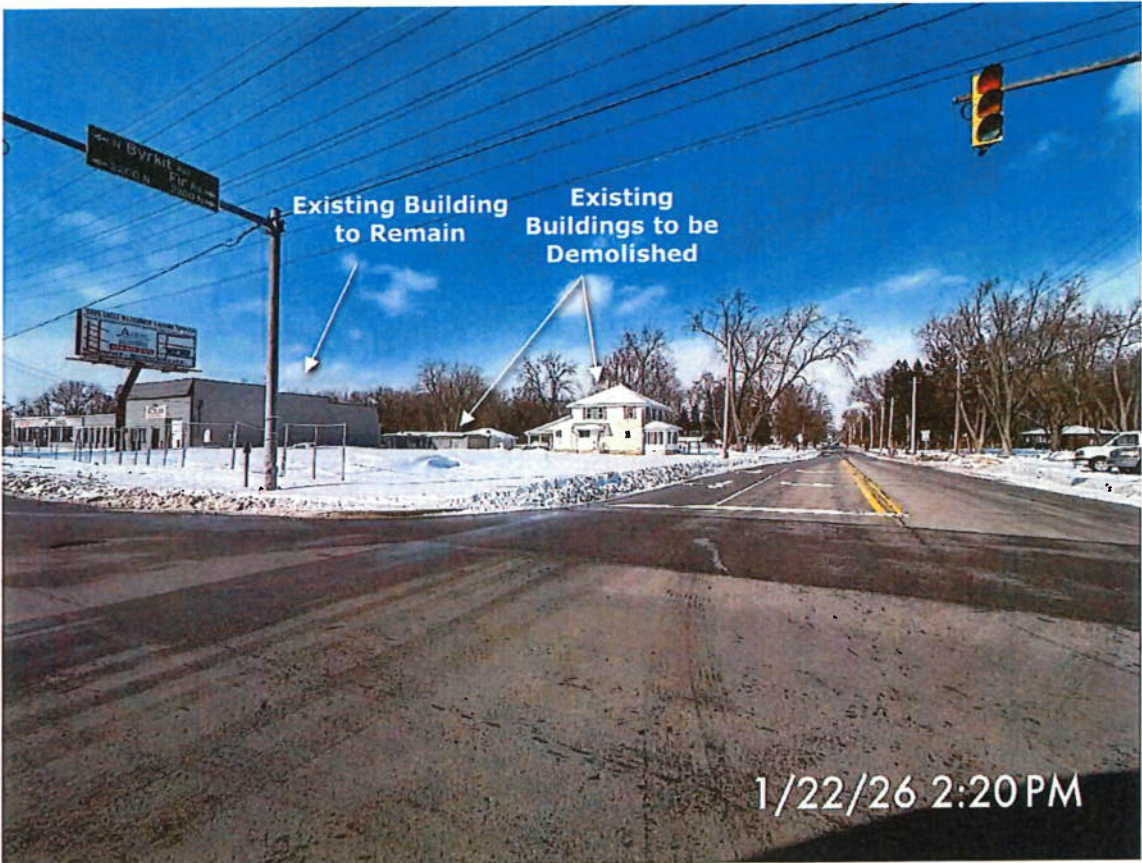
Aerial Photograph – NW Corner of E. McKinley Ave. & N. Fir Rd.
Proposed Granger Community Church Mission Ministry & Faith Campus



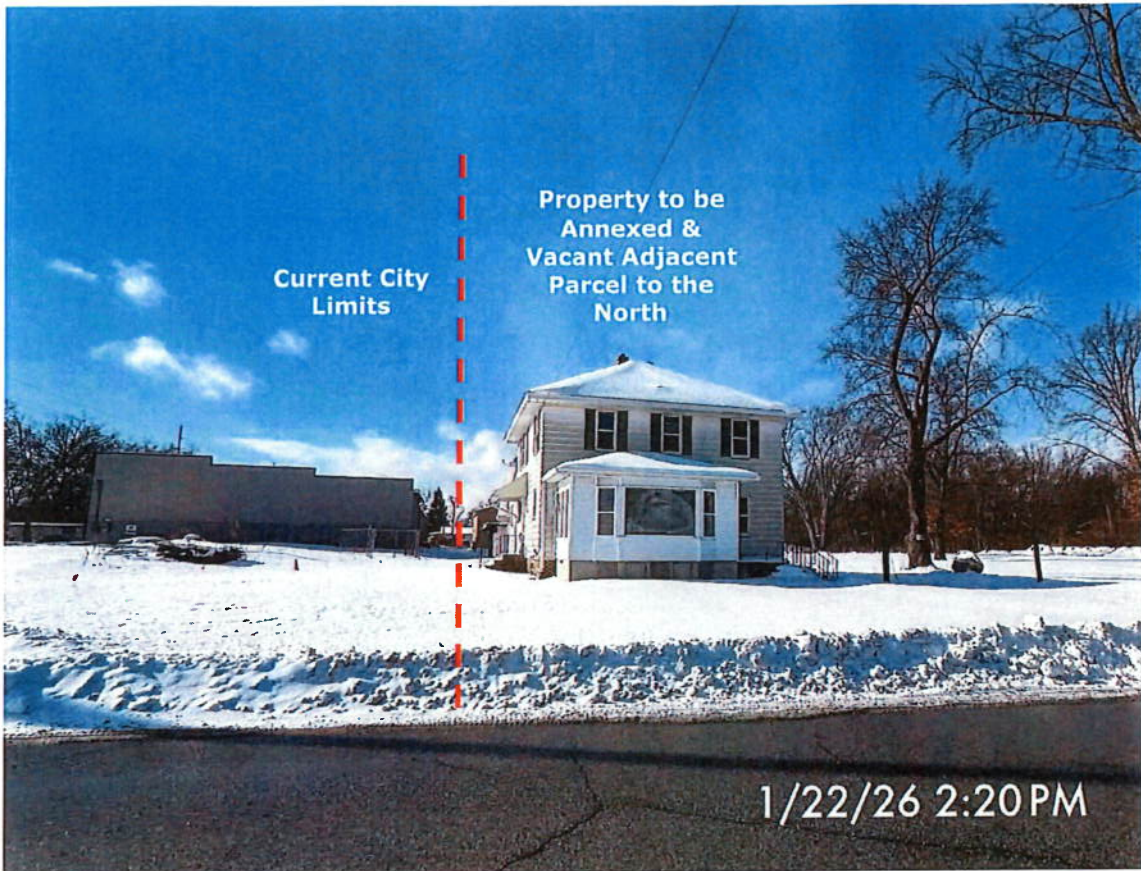
P1. Looking northeasterly from E. McKinley Ave. toward the property and existing building to remain.



P2. Looking northerly from E. McKinney Ave. toward the property and existing building to remain.



P3. Looking northwesterly toward the vacant corner property from the adjacent intersection.



P4. Looking westerly from N. Fir Road toward the existing house (55993) to be demolished.



P5. Looking westerly from N. Fir Road toward the vacant northern parcel to be annexed.



Land Surveying · Civil Engineering · Planning · Architecture · Project Funding · GIS · Environmental · Renewable Energy · Landscape Architecture

January 16, 2026

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 Granger Community Church respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

See Exhibit A (attached)

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located in unincorporated St. Joseph County, Indiana and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with a C-1 General Commercial District.

Petitioners further state they intend to utilize said land for a mission ministry and faith campus. Accompanying this petition is a preliminary 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 C-1 General Commercial Zoning District.

Signature(s) of Property Owner(s)

John R. Payne, Executive Director
Granger Community Church

CONTACT PERSON:

Jones Petrie Rafinski – Attn: Angela Smith
325 S. Lafayette Blvd.
South Bend, IN 46601
574-232-4388
asmith@jpr1source.com

PET 26-02
Received

JAN 21 2026

Planning and
Community Development

j:\projects\2025 projects\2025-01638 missions ministry campus master plan\08_permitting and submittals\rezoning annexation\2025-01638 annexation letter - signed.docx

ANNEXATION AND ZONING LEGAL DESCRIPTION:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SHRUMS MCKINLEY HIGHWAY MINOR SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 0210560, ST. JOSEPH COUNTY RECORDER; THEN NORTH ON THE WEST LINE OF SAID LOT 170.76 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTHWESTERLY ON THE NORTH LINE OF LOT 2 IN SAID SUBDIVISION 265.93 FEET OT THE NORTHWEST CORNER OF SAID LOT AND FURTHER BEING THE SOUTHWEST CORNER OF PARCEL 3 IN DOCUMENT NO. 2025-12802, ST. JOSEPH COUNTY RECORDER; THENCE NORTH ON THE WEST LINE OF SAID DOCUMENT NO. 131.93 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE EAST 620.7 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF FIR ROAD; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 12 OF PLATNER'S ADDITION TO THE CITY OF MISHAWAKA, THE PLAT OF WHICH IS RECORDED IN PLANT BOOK 12, PAGES 178-179, ST. JOSEPH COUNTY RECORDER; THENCE WEST 365 FEET, MORE OR LESS, ON THE NORTH LINE OF SAID ADDITION TO THE POINT OF BEGINNING AND CONTAINING 4.13 ACRES, MORE OR LESS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY.



Land Surveying · Civil Engineering · Planning · Architecture · Project Funding · GIS · Environmental · Renewable Energy · Landscape Architecture

January 16, 2026

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

PET 26-02
Received

JAN 21 2026

Planning and
Community Development

RE: PETITION TO REZONE

The undersigned Granger Community Church and the City of Mishawaka Redevelopment Commission respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

See Exhibit A (attached)

Petitioners own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-4 Auto Oriented Commercial District. Said property was formerly used for automobile repair.

Petitioners desire said real estate to be rezoned to C-1 General Commercial District. Petitioners further state that they intend to utilize said land for a mission ministry and faith campus.

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

Signature(s) of Property Owner(s)

John R. Payne, Executive Director
Granger Community Church

Signature(s) of Property Owner(s)

Ken Prince, Agent
City of Mishawaka Redevelopment Commission

CONTACT PERSON:

Jones Petrie Rafinski – Attn: Angela Smith
325 S. Lafayette Blvd.
South Bend, IN 46601
574-232-4388
asmith@jpr1source.com

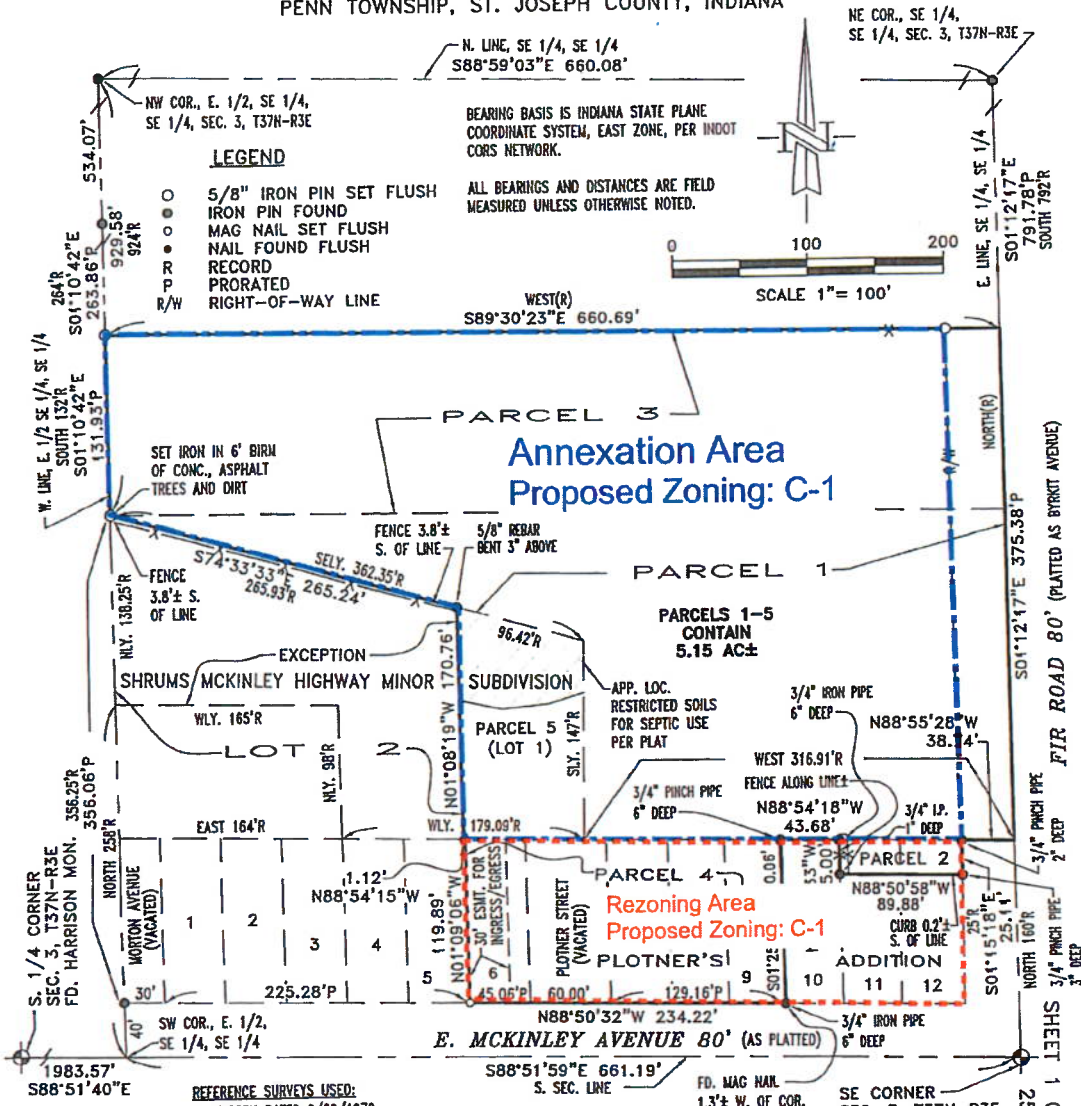
j:\projects\2025 projects\2025-01638 missions ministry campus master plan\08_permitting and submittals\rezoning annexation\2025-01638 zoning letter - signed.docx

ZONING LEGAL:

LOTS 6 THROUGH 12 AND THE VACATED PLOTNER AVENUE BETWEEN LOTS 6 AND 7 OF THE PLAT OF PLOTNER'S ADDITION TO THE CITY OF MISHAWAKA AS RECORDED ON THE JANUARY 20, 2028 IN PLAT BOOK 12 PAGES 178-179 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY

CERTIFICATE OF SURVEY:~

PART OF THE SOUTHEAST 1/4 OF SECTION 3,
PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA



REFERENCE SURVEYS USED:
D. WARREN DATED 9/29/1970
DANCH, HARNER & ASSOC. DATED 12/7/2001

NOTE: THIS DOCUMENT CERTIFIES THE BOUNDARY ONLY. ALL BUILDING LOCATIONS ARE FOR VISUAL PROXIMITIES ONLY AND SHOULD NOT BE USED FOR ANY TYPE OF CONSTRUCTION PURPOSES.

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.
TO: GRANGER COMMUNITY CHURCH

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.

ADDRESS: 1550 E. MCKINLEY AVENUE
DATE: 3/27/2025
SCALE: 1" = 100'
DRAWN BY: LB
TC: 792500049

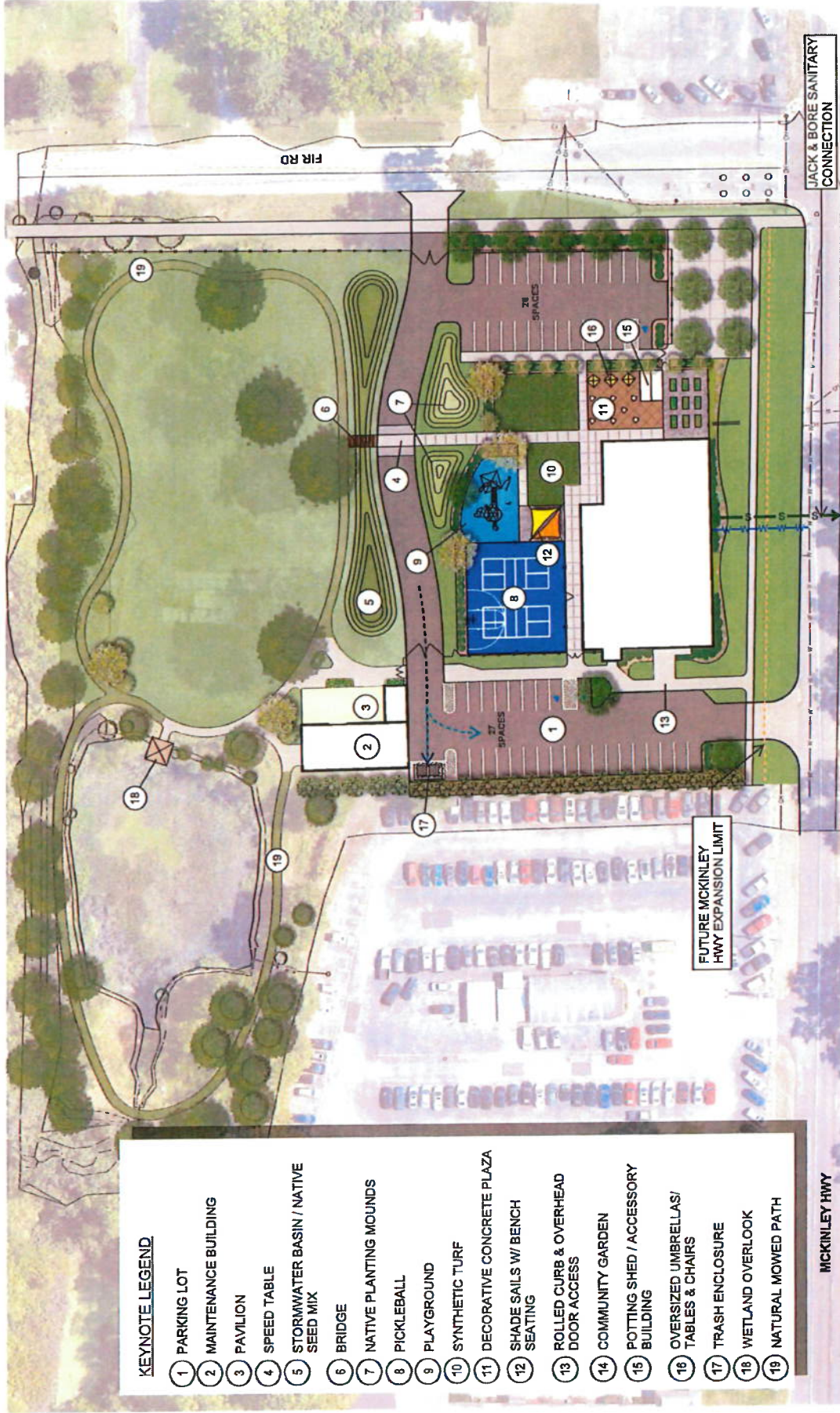


Thomas A. Stephenson
THOMAS A. STEPHENSON, P.E. NO. LS20900185



www.stephensons.com
email: sls@stephensons.com

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BRANCH OFFICES Kalamazoo, Michigan • South Bend, Indiana • Office 269 / 445-8903 • Fax 269 / 445-8510



KEYNOTE LEGEND

- 1 PARKING LOT
- 2 MAINTENANCE BUILDING
- 3 PAVILION
- 4 SPEED TABLE
- 5 STORMWATER BASIN / NATIVE SEED MIX
- 6 BRIDGE
- 7 NATIVE PLANTING MOUNDS
- 8 PICKLEBALL
- 9 PLAYGROUND
- 10 SYNTHETIC TURF
- 11 DECORATIVE CONCRETE PLAZA
- 12 SHADE SAILS W/ BENCH SEATING
- 13 ROLLED CURB & OVERHEAD DOOR ACCESS
- 14 COMMUNITY GARDEN
- 15 POTTING SHED / ACCESSORY BUILDING
- 16 OVERSIZED UMBRELLAS/ TABLES & CHAIRS
- 17 TRASH ENCLOSURE
- 18 WETLAND OVERLOOK
- 19 NATURAL MOWED PATH

MCKINLEY HWY

MISSION MINISTRY CAMPUS MASTER PLAN

CONCEPTUAL RENDERING

JANUARY 20, 2026

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PS 26-02

Received

JAN 21 2026

Planning and
Community Development



DJ CONSTRUCTION
creatively different



JONES
PETRIE
RAFINSKI

Team Work is
A Virtue



JACK & BOBE SANITARY
CONNECTION

FUTURE MCKINLEY
HWY EXPANSION LIMIT

FIR RD

28 SPACES

27 SPACES

**PET 26-02
ANNEX &
REZONE**



**NORTH
PET 26-02**

**PET 26-02
REZONE**

E MCKINLEY AVE

FRONT ST

N BYRKIT AVE

N 2ND ST

N 1ST ST

Location Map

PETITION 26-02

OWNER: GRANGER COMMUNITY CHURCH
AND CITY OF MISHAWAKA

LOCATION: NW CORNER OF MCKINLEY & FIR
1550 E. MCKINLEY

ANNEX AND ESTABLISH ZONING
AS C-1 GENERAL COMMERCIAL
REZONE FROM C-4 AUTOMOBILE ORIENTED
COMMERCIAL TO C-1 GENERAL COMMERCIAL

