



**AGENDA**  
**April 13, 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](tel:+12134939412), [, 859829763#](tel:+12134939412859829763)

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](http://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 March 16, 2026

5. Petitions, Communications, Remonstrance, and Memorial

Appeal No. 2026-11      Use Variance to allow a Drive-Thru  
Restaurant in C-1 General Commercial  
District - 4340 N. Main Street

Appeal No. 2026-13      Conditional Use for Underground Fuel  
Storage Tank - NW corner of E. Cleveland  
Road & Capital Avenue

Petition No. 2026-08    Rezone from C-1 General Commercial to C-4  
Automobile Oriented Commercial for Auto  
Body Shop - Vacant lot South of 3610 Bremen  
Highway (Meijer)

Petition No. 2026-09    Rezone from C-1 General Commercial to C-7  
Automobile Oriented Restaurant Commercial  
to allow a Drive- Thru Restaurant - 3630  
Bremen Highway

Petition No. 2026-10    Annex and Rezone to R-1 Single Family  
Residential - 13511 E. 6<sup>th</sup> Street

Petition No. 2026-11    PUD Amendment to allow Portable Storage  
Shed and Metal Garage/Carport Sales - 801  
W. Douglas Road

Petition No. 2026-15    Annex and Rezone to R-3 Multi-Family  
Residential Housing and Restaurant- Former  
Grocery Store - 1622, 1628, 1640, and 1706  
E. McKinley Avenue

A public hearing on **Vacation 2026-01** required by State Statute  
on behalf of Josette M. Shannon has filed a petition for  
vacation of the public right-of-way described: Right-of-Way  
Vacation located at 209 Towle Avenue

A public hearing on **Vacation 2025-02** required by State Statute on behalf of the Estate of Helen Zeggerman, has filed a petition for vacation of the public right-of-way described: Right-of-Way Vacation of 2.65 Acres on the East side of Fir Road, North of University Drive, and South of Cleveland Road

**Presentment of Encumbered Funds  
Presentment of 2-year Voided Checks  
Presentment of RDC Report on 2025 Activities**

**Old City Hall Update**

6. Report of Special Committee

7. Ordinances on First Reading

P.O. 2026-12            Amending Ordinance 5995 Civil City Salary for  
2026 **2<sup>nd</sup> Reading Requested**

8. Resolutions

R2026-10            Expanding Revolving Fund and Authorizing a  
Downtown Forgivable Loan Program

R2026-11            Tax Abatement Compliance Report

9. Ordinances on Second Reading

P.O. No. 2026-07    Vacation of Right-of-Way North of property  
located at 209 Towle Avenue  
**(Assigned to Land Use Planning Committee)**

P.O. No. 2026-08    Annex Right-of-Way extending Veterans Parkway  
North to Cleveland Road  
**Public Hearing - No Vote**

P.O. No. 2026-09    Rezone from C-1 General Commercial District to  
R-1 - 822 W. Fourth Street  
**(Assigned to Land Use Planning Committee)**

P.O. No. 2026-10    Vacate 2.65 Acres of Right-of-Way - East side  
of Fir Road, North of University Drive, and  
South of Cleveland Road

**(Assigned to Land Use Planning Committee)**

P.O. No. 2026-11 Annex and Rezone to C-1 General Commercial  
- 15008 Grande Vista Drive  
**PUBLIC Hearing - No Vote**

10. Privilege of the Floor - Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment

This meeting will be aired via live stream:

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

<https://www.facebook.com/cityofmishawaka/> and  
[www.youtube.com/@cityofmishawaka635](http://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](mailto:dblock@mishawaka.in.gov) or calling 574-258-1616.

**Download Packet:**

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**

**March 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 March 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 (E), Mr. Banicki (P), Mr. Emmons (A), 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 March 2, 2026, were approved as received from the Clerk's Office.

Clerk Block read a letter from the City Plan Commission regarding their recommendations from their March 10, 2026, meeting.

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

**PROPOSED ORDINANCE NO. 2026-07**

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

**Vacation of Right-of-Way North of property located at 209 Towle Avenue  
(Assigned to Land Use Planning Committee)**

**PROPOSED ORDINANCE NO. 2026-08**

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

**Annex Right-of-Way extending Veterans Parkway North to Cleveland Road  
(Assigned to Land Use Planning Committee)**

**PROPOSED ORDINANCE NO. 2026-09**

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

**Rezone from C-1 General Commercial District to R-1 – 822 W. Fourth Street  
(Assigned to Land Use Planning Committee)**

**PROPOSED ORDINANCE NO. 2026-10**

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

**Vacate 2.65 Acres of Right-of-Way – East side of Fir Road, North of University Drive, and South of Cleveland Road  
(Assigned to Land Use Planning Committee)**

**PROPOSED ORDINANCE NO. 2026-11**

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

**Annex and Rezone to C-1 General Commercial – 15008 Grande Vista Drive  
(Assigned to Land Use Planning Committee)**

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

**RESOLUTION R2026-08**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT: 55981 AND 55993 NORTH FIR ROAD, WEST SIDE OF NORTH FIR ROAD, APPROXIMATELY 150 FEET NORTH OF MCKINLEY AVENUE  
Fiscal Plan for Annexation of 1550 E. McKinley**

Derek Spier, City Planner, spoke in favor of **RESOLUTION R2026-08**. Mr. Spier stated the fiscal plan in question was for an annexation that included an approximate 4.5-acre area and it was on the west side of North Fir Road, approximately 120 feet north of East McKinley. Mr. Spier stated the annexation parcels together with an acre to the south that fronted East McKinley were proposed to be redeveloped for the Granger Community Church Mission Ministry and

Faith Community Campus. Mr. Spier stated the area to be annexed was approximately 38.4% contiguous to the city limits, so this exceeded the requirement of 1/8 contiguity or 12.5%. Mr. Spier stated the property that was already in the city included a 10,000 square foot commercial building which was previously occupied by Hub Cap Annie, U-Haul, and Podium Sports. Mr. Spier stated prior to preparing a fiscal plan, copies of the proposed annexation were forwarded to city departments, and they were then asked to review if there were any expenditures or costs required to service the area and if it could be accommodated with the funds currently within the city budget. Mr. Spier stated in this case, the property was in a pocket of unincorporated area immediately adjacent to the existing city limits and the owner was responsible for extending utilities or connecting utilities to the city, so there were no additional expenditures anticipated at that time for the city. Mr. Spier stated he would be happy to answer any questions.

Heather O'Connell, 210 Gernhart Avenue Mishawaka, IN 46544, spoke in opposition to **RESOLUTION R2026-08**. Mrs. O'Connell stated she was skeptical of this plan, and she was speaking from her own personal experience regarding Granger Community Church and its desire for community outreach. Mrs. O'Connell stated over fifteen years ago, GCC opened a community center in South Bend called Monroe Circle Community Center, also known as MC3. Mrs. O'Connell stated she participated in supporting that mission with both her finances and her sweat equity. Mrs. O'Connell stated when it began, it was regularly active in the community, offering financial courses, a food bank, after-school student support, tutoring, and more. Mrs. O'Connell stated along the way, GCC decided to abandon that mission and their website, as few as a couple of weeks ago, still had MC3 listed as an outreach location, but GCC had not been active there for quite some time. Mrs. O'Connell stated the most she could find that had been recent activity was that they had a food pantry twice a month. Mrs. O'Connell stated when she looked up the website again earlier that day, it had changed stating that they would be moving out of South Bend and into Mishawaka. Mrs. O'Connell stated in addition, ten to twelve years ago they stated there was a large need for community preschools and through a big push from their church, they began offering a high-quality childcare program called the Early Learning Center, which was its own separate program, but also in partnership with GCC. Mrs. O'Connell stated it was touted to be for the community, but it was expensive for the majority of the community. Mrs. O'Connell stated the Early Learning Center quickly became successful and sought after, but then one day God told them it was time for them to part ways, kicking the Early Learning Center out and GCC abandoned yet another community outreach. Mrs. O'Connell stated the last experience she had regarding GCC making decisions and them saying it was for the community was when they had a building campaign more than fifteen years ago. Mrs. O'Connell stated part of the campaign was for a chapel as it was so hard to have weddings and events during the weekends at GCC due to their services being on Saturdays and Sundays and the chapel was supposed to be a place for weddings and funerals as well as being available to the community to use for various events. Mrs. O'Connell stated she personally gave to the building campaign, however several years later there was never a building or a chapel of any kind and instead, they announced to their community that the roof needed to be replaced and to be good stewards of their resources, they used the money that was given to the building campaign and instead replaced the roof and to that day, there was no chapel. Mrs. O'Connell stated she was

present that evening out of skepticism based on her own lived experiences and Mishawaka needed a good community partner who would follow through on what they said they would do and not just go where the wind blew. Mrs. O'Connell stated she believed it was in the best interest of the City of Mishawaka to do their due diligence, so they did not end up with another building like MC3.

Mr. Hixenbaugh stated technically, the matter in front of them at that time was the fiscal plan which when boiled down talked about whether the city had the capacity to provide services to the property within the confine of their existing budget. Mr. Hixenbaugh suggested instead of asking for questions at that time, he would call her to the podium when they got to the appropriate point and then they would see if any council members had any questions they wanted to ask to follow up. Mr. Hixenbaugh stated they appreciated her remarks.

Question was called for at 6:12PM for **RESOLUTION R2026-08 Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The resolution passed 8-0.

#### **RESOLUTION R2026-09**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA,  
INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION ADOPTING A  
WRITTEN FISCAL PLAN AND A DEFINITE POLICY FOR ANNEXATION FOR THE  
PROPERTY LOCATED AT: 55660 AND 55614 FIR ROAD, EAST SIDE OF FIR ROAD  
APPROXIMATELY 2100 FEET NORTH OF MCKINLEY AVENUE  
Fiscal Plan for Annexation of 55660 Fir Road**

Christa Hill, Senior Planner, spoke in favor of **RESOLUTION R2026-09**. Mrs. Hill stated the 10.5 acres were on the east side of Fir Road, approximately 2100 feet north of McKinley and back in 2024, they annexed the property to the south of it for a single-family home development and this would be added to that with the addition of 41 new lots and would connect into that subdivision. Mrs. Hill stated the contiguity was 32%, which exceeded the 12.5% required by state law. Mrs. Hill stated as part of the fiscal plan, they distributed it to all city departments who could serve it without additional capital improvements. Mrs. Hill stated she was happy to take any questions the Council had.

Mr. Violi asked for clarification regarding what year she said was the year of the south part of the property being annexed. Mrs. Hill stated that was in 2024 and that annexation was larger than the annexation before them that evening.

Question was called for at 6:15PM for **RESOLUTION R2026-09 Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The resolution passed 8-0.

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  
Vote Only**

Mr. Mammolenti reported the Land Use Planning Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. Clerk Block polled the Council on the committee report.

**Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The committee report passed 8-0.

The record reflected that the Council held a public hearing on the proposed ordinance at their regularly scheduled meeting of March 10<sup>th</sup> pursuant to Indiana law. Mr. Hixenbaugh opened up the floor for questions and comments from the Council.

Mr. Hixenbaugh asked Mrs. O’Connell to approach the podium. Mr. Hixenbaugh stated he appreciated her patience with them and what she shared with the Council and the heartfelt feelings that were evident in that. Mr. Hixenbaugh stated it was difficult when they dealt with land use issues because they as a community were not necessarily vetting the business model of whomever came to them for this type of approval. Mr. Hixenbaugh stated they had some statutory criterion that they had to look at to decide whether the annexation was appropriate, but it was really beyond their scope to be able to dig into the nitty-gritty of a nonprofit business that came to them, so he did not want to come across as being dismissive of her concerns but he struggled with the legality or rather the lack of legal ability for them to be able to get to the issues that she cited. Mr. Hixenbaugh stated he did appreciate the comments that she shared and the passion behind her words.

Ken Prince, Director of Planning and Community Development for the City of Mishawaka, spoke in favor of **RESOLUTION R2026-04**. Mr. Prince stated he just wanted to note for the record that the proposed ordinance numbers from the fiscal plan to their action had been reversed, so the first, 2026-04, was actually the residential project and not the other one. Mr. Prince stated he wanted to make sure that the record was reflected correctly. Mr. Hixenbaugh thanked Mr. Prince and stated his comments were duly noted, so Mrs. O’Connell’s comments would be incorporated into the record for the next proposed ordinance that was in front of them rather than **PROPOSED ORDINANCE NO. 2026-04**.

Question was called for at 6:19PM for **PROPOSED ORDINANCE NO. 2026-04 Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5975.**

**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**

**Vote Only**

Mr. Mammolenti reported the Land Use Planning Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. Clerk Block polled the Council on the committee report.

**Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The committee report passed 8-0.

The record reflected that the Council held a public hearing on the proposed ordinance at their regularly scheduled meeting of March 10<sup>th</sup> pursuant to Indiana law. Mr. Hixenbaugh opened up the floor for questions and comments from the Council.

Mr. Hixenbaugh thanked Mr. Prince for his procedural clarification and Mrs. O'Connell's comments were applicable to this proposed ordinance.

Question was called for at 6:22PM for **PROPOSED ORDINANCE NO. 2026-05 Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5976.**

**PRIVILEGE OF THE FLOOR**

Joshua Lange, 607 East Lowell Avenue, Mishawaka, IN 46545, spoke under **PRIVILEGE OF THE FLOOR.** Mr. Lange stated he was present that evening to speak about a historical matter in regard to Mishawaka that he believed would be important for the City of Mishawaka to consider for that year. Mr. Lange stated with it being the semi quincentennial of the United States that year, the 250<sup>th</sup> year of the US, he believed that celebrating their nation's birth and nation's history was important. Mr. Lange stated the St. Joseph County had only one dozen Revolutionary War veterans that were buried there and only one of them was buried in the city limits of Mishawaka and that was Mead Hurd. Mr. Lange stated Mead Hurd was born in 1754 and he was the grandfather of their city's founder, Alanson Hurd. Mr. Lange stated he served in the revolution from 1775 to 1780, he had six enlistments, and he was an early adopter of

American independence. Mr. Lange stated in 1775, there was no Declaration of Independence, and it was not looking good for the colonies, and he decided to take up arms to fight for freedom against the tyranny of the British Empire. Mr. Lange stated Mead Hurd moved all the way from New York to Mishawaka in 1834, less than a year after the city's founding. Mr. Lange stated the city was nothing more than a few dozen households and barren in a lot of ways. Mr. Lange stated Mead Hurd moved to Mishawaka, because he believed in his grandson Alanson's vision that the St. Joseph Iron Works would become a prosperous town at the age of 80 years old. Mr. Lange stated he sadly did not live long after that as he passed on July 19, 1834, at the age of 80. Mr. Lange stated he was originally buried in the first city cemetery; however, all of the bodies were moved to the current city cemetery near John Young. Mr. Lange stated with that being said, he believed his recommendation to the City of Mishawaka was that on 4<sup>th</sup> of July or July 19<sup>th</sup> that the City of Mishawaka, the Mayor, and the Common Council make a proclamation making it Mead Hurd Day or something of that sort to honor him as their city's first veteran. Mr. Lange stated veterans meant a lot to him as he knew basically every single member of the Council had veterans in their families. Mr. Lange stated two years ago he wrote an article on Mead Hurd, and he purchased a brick for him that was at the Veterans Plaza, and he thought that was a very wonderful project that the city had done in conjunction with Troop Town and he completely supported that. Mr. Lange stated if there were any other ideas or suggestions the Council had he would be happy to take them and it would be neat to honor their city's history and do something for the 250<sup>th</sup> anniversary of their nation. Mr. Lange thanked the Council for their time.

Mrs. Voelker asked where the original city cemetery was located. Mr. Lange stated the original city cemetery was on the south side of the river and just beyond the city limits. Mr. Lange stated Pete DeKeever knew exactly where it was located and all he knew was that it was at the literal end of the city limits, which back then was only a few blocks from where they were. Mrs. Voelker thanked for his presentation and the great idea to honor their city's history.

Mr. Violi asked for clarification if July 19<sup>th</sup> was the day Mead Hurd passed away. Mr. Lange stated yes, July 19, 1834, was the day of his death and he was born on March 7, 1754. Mr. Violi stated July 19<sup>th</sup> seemed to fit better than on July 4<sup>th</sup> and thanked Mr. Lange for the information. Mr. Lange stated if there was any other info he wanted or needed, he could send it to him at a later date.

Ms. Hahn thanked Josh for coming that evening and being such a good steward of Mishawaka's history and memories and appreciated his information for those who may not have heard of Mead Hurd before, and she hoped they could do something to celebrate. Mr. Lange thanked Ms. Hahn.

Mr. Hixenbaugh appreciated Mr. Lange's passion for all things historical in Mishawaka and in particular the articles he wrote for the Enterprise, and he thought those were all very well done. Mr. Hixenbaugh stated every time he spoke with Josh, he learned something new, including that evening, so he appreciated the information. Mr. Hixenbaugh stated his inclination would be for them to consider passing a resolution, which was the way that they typically honored various ceremonial events and people from a Council standpoint. Mr. Hixenbaugh stated they would typically do that if they were so inclined to move forward with it and he sensed that there was strong support on the part of the Council to do so at one of their regularly scheduled council

meetings in July, so it might be right around the 4<sup>th</sup> of July. Mr. Hixenbaugh stated his suggestion with respect to how they moved forward and it harkened back to the comment that he just made, if he could provide additional detail to Mr. Violi, who he knew he had spoken to on the matter prior, between Mr. Violi and himself they would be happy to work with Mr. Lange on putting together the resolution and then they could circulate that amongst the rest of the Council and bring it to the floor for Council action in July. Mr. Lange stated that sounded good.

## **UNFINISHED BUSINESS**

### **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 11<sup>TH</sup> STREET AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF REAL PROPERTY TAX ABATEMENT**

##### **Confirming Real Property Tax Abatement for United Petfood Producers**

Derek Spier, City Planner, spoke in favor of **RESOLUTION R2026-05**. Mr. Spier stated the two resolutions being discussed were for a real and personal property tax abatement for United Petfood Producers USA. Mr. Spier stated they were proposing to expand their facility to include a new building addition for a new drying tower and installation of other manufacturing equipment. Mr. Spier stated the total plan investment was over \$30 million and two abatements had been filed, one for real property improvements and one for personal property improvements. Mr. Spier stated the real property improvements were for an \$11 million expansion, adding a drying tower addition to the south side of the building and the personal property request included \$19 million for equipment and automation improvements for packaging, bulking, receiving, and other machinery. Mr. Spier stated the company did receive a personal property tax abatement in June of 2025 for a new warehouse facility located just north of their building at 919 Cleveland Street and after it was approved, they immediately started construction and the project was nearing completion. Mr. Spier stated with the request they had that evening, the company would retain 105 employees while adding 31 jobs as a result of the investment. Mr. Spier stated the hourly wages for the 30 semi-skilled new positions, excluding benefits, were approximately \$24. Mr. Spier stated the annual salaries for the new jobs were estimated at just over \$2 million. Mr. Spier stated similar to their other approved abatements, they were recommending a five-year abatement for both the real and personal property tax abatement requests. Mr. Spier stated attached to the packet provided to the Council, there was a tax impact estimate for the five-year phase-in if the abatements were approved. Mr. Spier stated during one of the last council meetings a question was asked on how the recent tax legislation would approve the personal property tax benefit and it would not have an impact on the specific tax abatement in front of them that evening because the state increased the de minimis exemption from \$80,000 to \$2 million. Mr. Spier stated in doing that, the company already had almost \$6.5 million in personal property, so moving forward they were already at that threshold. Mr. Spier stated for the real property improvements, the company had projected an assessed valuation of \$7.7 million, and this was equivalent to 70% of the total capital investment. Mr. Spier stated they felt it was a little

high, but they used it as a best guess in moving forward with the tax impact analysis and the same was the case with personal property. Mr. Spier stated the personal property had an anticipated assessed valuation of \$13.3 million for the \$19 million investment. Mr. Spier stated what they did with this was like the other abatements as approved and the Department of Local Government Finance had an online calculator that they used, and they put in the assessed value and then it would give them the approximate corresponding tax bill. Mr. Spier stated if they used the assessed values that were given, the estimated tax bill for the real property was approximately \$267,000 a year and then for personal property it was approximately \$444,000. Mr. Spier stated if this were approved for five years, over the next five years for the abatement, the real property taxes would be approximately \$1.3 million, and the owner would have approximately \$770,000 abated and they would pay approximately \$500,000. Mr. Spier stated for the real property taxes, the taxes paid would be \$2.2 million and they would have \$1.3 million abated and would pay approximately \$900,000. Mr. Spier stated if approved that evening, this was an economic revitalization area for a four-year period, so the company, when they did the project, the five-year starting point would be when the full assessed valuation occurred for either the real property or the personal property. Mr. Spier stated if it was not fully assessed for another two or three years, then it moved forward to five years out from that point in time. Mr. Spier stated he was happy to answer any questions the Council had.

Mr. Violi thanked Mr. Spier for taking time out a couple of weeks ago to discuss the matter with him and stated they had discussed the economic revitalization area, and it was a different type of abatement. Mr. Violi asked Mr. Spier if he could elaborate on that point for the Council. Mr. Spier stated it was essentially done so that when they did either a real or personal property abatement, there was usually a one to three to four year window in which they had the ability to make that investment, so if they did not make that investment for another three years, then that would be when the starting time began for the five-year abatement. Mr. Spier stated when that assessment came in for the new building that they were building or the new equipment from that point moving forward that was the trigger point for the five-year abatement. Mr. Spier stated it would not be five years since the approval that evening.

Mr. Hixenbaugh thanked Mr. Spier for the information he provided as it was extremely helpful, and he appreciated the clarification on the personal property tax element of the two abatements, and it was beneficial to him. Mr. Hixenbaugh stated with regard to the dialogue between Mr. Spier and Mr. Violi, with respect to the four-year period that was connected to the economic revitalization area, he talked about what would happen if it took three years for the company to break ground and complete their planned project, Mr. Hixenbaugh asked what happened if they did not complete the project or even start the project within the four-year time span. Mr. Spier stated they would not get the benefit of the abatement. Mr. Spier stated it was the increase from that point forward for the real property, so it would be any increase in the assessment based on the construction that they did or the personal property that they purchased so if they did not move forward, then the abatement essentially would go away. Mr. Spier stated if they only partially completed the project within the four-year period, then it would lock the four years and it would simply end and then anything that was invested after that four-year period would not be a benefit of the abatement for the company. Mr. Spier stated if they only partially did 50% of the purchase of the equipment within those four years, which was what they would get in regard to the abatement. Mr. Hixenbaugh stated he appreciated that and he always thought of that as being

their guard against plans and reality. Mr. Hixenbaugh stated clearly there was a plan to move forward as soon as possible at that point in time on the part of the business owner in question, but they had experiences where people had not been able to proceed under their original time frame. Mr. Hixenbaugh asked if Mr. Spier would agree with him that this was one of their safeguards against the possibility of the abatement being out there indefinitely and it was an incentive for a business owner who came before them to move as quickly as possible to enact their plan. Mr. Spier stated that was correct and with some of the larger projects that are similar to this they usually gave them a three-to-four-year window. Mr. Spier stated if it was a company like Jamil Packaging who had come in regarding tax abatements before and they had ordered one piece of equipment; they usually gave them a year. Mr. Spier stated if they said they would do it within a year, they would give them a year, and it was also based on the time frame of what the business thought they were going to do. Mr. Hixenbaugh stated if memory served, in the past couple times he had been before them with regard to presenting on an abatement request, it seemed as though they were in an era where the number of abatements that they had active at that point in time was less than historically had been the case. Mr. Hixenbaugh asked if Mr. Spier knew how many abatements, they had active at that point in time. Mr. Spier stated they had four active abatements at that time and there were from the prior year two or three abatements that had expired, so there were usually at least six or seven active abatements and when he started working there seven years ago, they had nine or ten. Mr. Spier stated since he had been working there, the number of active abatements had decreased. Mr. Hixenbaugh stated he agreed and he particularly appreciated the tax impact information that he and his staff provided in support of the abatement requests. Mr. Hixenbaugh stated harkening back to the figures that he cited earlier with regard to the amount of the taxes that were going to be abated with regard to both personal property and real property. Mr. Hixenbaugh stated by his calculation, the split between taxes abated and taxes paid over the five-year period was that 60% of the taxes would be abated and 40% of the taxes would be paid and asked if that was correct. Mr. Spier stated that was accurate. Mr. Hixenbaugh stated that was a pretty standard schedule that they had put in place and when there had been an investment of any scope and scale, that five-year abatement starting at 100% then stair stepping down had been a standard recommendation and asked if it had been. Mr. Spier stated it had been and it was all based on the amount of investment and then the employment numbers. Mr. Spier stated the standard was always if it was a five-year abatement, it was 100% the first year and then decreasing 20% over the five-year abatement annually, but if it was a larger project the Council had the ability to approve higher percentages over the course of the abatement. Mr. Hixenbaugh stated with regard to the abatement that was in place on the warehouse facility and then the other abatements that they had approved for this corporate entity and its predecessor corporate entities, his general sense of it was that they had hit the mark with regard to investment that they promised, the payroll that they generated, and the employment numbers that were retained and then expanded upon historically with the abatements and asked if that was correct. Mr. Spier stated yes, that was correct. Mr. Hixenbaugh thanked Mr. Spier.

Mr. Violi stated with a project like this at \$30 million, it sounded like a big number to him for the City of Mishawaka and asked if that would be accurate and especially the \$19 million in personal property given the state bill and like he had said earlier, the company had already met the threshold so to add \$19 million on top of that over the future and even past the five-year abatement, there were going to be some serious taxes collected on that. Mr. Spier stated that was correct and even if the assessment came in lower, they used 70% and that was usually quite high.

Mr. Spier stated a lot of times when the real property or personal property was assessed, sometimes it came in anywhere from 60% to 40%. Mr. Spier stated it was kind of a dart board kind of thing where they were estimating what that true assessed valuation was going to be based on what the improvement dollars were going to be as far as the investment was concerned. Mr. Violi thanked Mr. Spier.

Amanda Turnwald, representative of United Petfood Producers at 1011 West 11<sup>th</sup> Street, spoke in favor of **RESOLUTION R2026-05**. Mrs. Turnwald stated United Petfood Producers USA was the first located facility in Mishawaka and the only one currently. Mrs. Turnwald stated they had been operating the facility since June of 2024 and recently completed the \$5 million warehouse that they put in place after the abatement was approved in 2025. Mrs. Turnwald stated they actually had started supporting their operations out of the warehouse and were able to ship and their pad would be completed that week. Mrs. Turnwald stated they were actively hiring an additional 27 positions at that time, which meant over five years they would have over exceeded the 30 that were in the abatement requests that they had. Mrs. Turnwald stated a large portion of their employees, as they knew from the previous meetings, came from within a 15-mile radius of their facility, so they were part of a large portion of Mishawaka's workforce infrastructure and working with the pro-business aspect of the Council who had made their improvements and expansions possible for United Petfood. Mrs. Turnwald stated to meet the demand and remain competitive, they were making a substantial new investment in Mishawaka as the pet food industry was growing. Mrs. Turnwald stated as a real property investment, they were planning to put \$1 million into real property constructing a new dryer tower which would expand and modernize their existing manufacturing facility. Mrs. Turnwald, the investment significantly increased the assessed value of the property as Mr. Spier discussed, which would expand their tax base in the future. Mrs. Turnwald stated this was a permanent immovable infrastructure that would be tied to their facility. Mrs. Turnwald stated they were also looking to do \$19 million in new manufacturing equipment which included extruders, dryers, coders, boilers, robotics, automation, and packaging really making their jobs easier for their facility. Mrs. Turnwald stated they were also going to do a bulk receiving upgrade, which would be a significant improvement in their operational sustainability, stability, and efficiency for unloading trucks. Mrs. Turnwald stated the investment alone was important, but jobs are what truly anchored their project in the community. Mrs. Turnwald stated they currently had over 100 existing full-time jobs which they retained when they moved from the previous owners to United Petfood. Mrs. Turnwald stated they were currently recruiting an additional 30 new full-time jobs to be created, and they were actively hiring their average blended hourly wages for existing employees, being roughly \$31 per hour and their new employees were looking at \$35 per hour. Mrs. Turnwald stated they had a comprehensive benefits package for their employees that was not included in those numbers. Mrs. Turnwald stated United Petfood provided stable and skilled manufacturing jobs within the community with wages and benefits that were supporting their families. Mrs. Turnwald stated as far as their current project was concerned, it was projected five-year direct tax revenue of \$1.64 million for real property taxes and personal property and income at \$1.15 million and total new and local state revenue at \$2.79 million assessment of 60% rate over the five years. Mrs. Turnwald stated as far as their impacts were concerned, they had increased local purchasing and vendor spending and she knew Mr. Spier mentioned Jamil and Jamil was one of their vendors. Mrs. Turnwald stated they worked with them and they were part of the driving force of their packaging machine that they put in. Mrs. Turnwald stated they also had indirect and induced job

creation as a result of some of the work that they were doing. Mrs. Turnwald stated they were revitalizing their industrial site, and she knew that some of them remembered the 919 Cleveland Street warehouse before they knocked it down and it was an ugly building. Mrs. Turnwald stated their new building was a modern warehouse that looked good no matter where you were standing. Mrs. Turnwald stated they were looking at making their facility one of the manufacturing food production hubs for United Petfood and currently it was their US headquarters. Mrs. Turnwald stated they brought a lot of vendors in and customers in to show them around and took them out into the city to show off the lovely City of Mishawaka that they worked and lived in. Mrs. Turnwald stated they appreciated all of the long-term partnerships that they saw with the City Council as well as the economic and city planning team as well. Mrs. Turnwald stated they believed the investment would further strengthen Mishawaka's economy while creating lasting opportunities for decades to come. Mrs. Turnwald stated they were sincerely grateful for the city and the community's support to date and respectfully requested the Council's consideration and approval of their abatements.

Ms. Hahn congratulated Mrs. Turnwald on the warehouse being near completion and stated it did look really good and as a pretty immediate neighbor, she could almost see it from her backyard. Ms. Hahn asked with the new project if it would mirror the warehouse and be similar to the warehouse aesthetically and otherwise. Mrs. Turnwald stated gray and blue was their aesthetic within the company, so the tower that they were looking into would be the same type of gray building with navy blue on it with the United Petfood logo. Ms. Hahn asked if there were any other plans for the rest of that block as there were older buildings in that area that she knew they had discussed and if that was in the future blueprint to make those buildings gray and blue as well. Mrs. Turnwald stated she would love to make more of the block gray and blue, but at that time they had little to no success on those. Ms. Hahn thanked Mrs. Turnwald and United Petfood for being such a good community partner.

Mrs. Voelker asked from the abatement that was provided last year what the job requirement was. Mrs. Turnwald stated she thought the previous abatement was focused more on the building from a real property perspective, but she did not have that information that evening. Mrs. Turnwald stated they were creating jobs as a result of the warehouse. Mrs. Voelker asked regarding the open jobs, if the jobs they were adding were with the proposed new abatement. Mrs. Turnwald stated they intended to increase more than what they had currently posted. Mrs. Turnwald stated they had a lot of business at that time, and they needed more employees as they were looking to staff up for some of the new equipment they were bringing in. Mrs. Turnwald stated some of it was for the abatement they were discussing that evening and some of it was in relation to the warehouse that already existed. Mrs. Turnwald stated she believed they were going from 14 warehouse workers to 28, so she had 14 of those positions that were actively posted that were related to warehousing. Mrs. Voelker asked if she had any idea when the new signage was going to go up. Mrs. Turnwald stated they were waiting for the ground to thaw and before the weather was an issue, they could not install the signage because the padding was not done, so they could not direct people to go around and pull in because they did not have all of the concrete poured, but now that concrete was poured. Mrs. Turnwald stated once the ground thawed out, they could put some concrete down to drill into it and put the signage up, because the signage was ready.

Mr. Violi asked if local labor and local companies would be used on this as it was used on the last building by them. Mrs. Turnwald stated yes and the idea was to have as many local companies support them as possible. Mrs. Turnwald stated they had bid out with a number of the local construction companies on the drying tower, and they continued to use local electricians and plumbers for different things that got installed or something along those lines and they always went to local companies for that. Mr. Violi asked if the actual construction would be local as well. Mrs. Turnwald stated yes and they had bid it out to a number of local builders and even if they had a firm that was over, they were also still trying to bid with the local unions to support their building. Mr. Violi asked if the odor control was better now as that was an issue with the prior company with the equipment that was supposed to be installed. Mrs. Turnwald stated they did not manufacture the same material, and they did install odor mitigation under Wellness as the Council was aware and it was not installed the way that the original people made it sound and did not accomplish the tasks that they said it would in prior meetings. Mrs. Turnwald stated they had limited issues related to odor and as soon as they were notified, they resolved it in a timely manner. Mr. Violi asked if there would be anything new in the personal property. Mrs. Turnwald stated they were upgrading dryers as their dryers were outdated but she did not know what that was going to translate to for the odor discussion, but she expected that a more efficient dryer with better cooling and changes would make an impact, but she did not want to make any promises regarding that. Mr. Violi asked how many vehicles would be able to be docked at the current building that was being finished. Mrs. Turnwald stated they would be able to have 18 trucks at the dock, and they also had a truck pad behind the building that even with it unfinished, they had been housing about 10 trucks there. Mr. Violi stated he had a little bit of feedback from people saying that some of the traffic in the morning, especially on Logan and 11<sup>th</sup> Street, had been backed up and if the future expansion was going to alleviate that and if she was aware of that. Mrs. Turnwald stated her and Vic Kasznia talked frequently about that especially when they had weather issues where they had some backups, but the new warehouse had alleviated a lot of the problem. Mrs. Turnwald stated they had additional lanes over along the side of their warehouse, but the traffic, to reference the signs that Mrs. Voelker mentioned, those were supposed to direct the truck drivers to the back of their building. Mrs. Turnwald stated they came down 11<sup>th</sup>, turned down onto Cleveland, and entered off of Cleveland which would make it so that it was easier for truck drivers. Mrs. Turnwald stated it was a one way in, one way out traffic pattern that would allow them to have them turning left onto Cleveland instead of trying to turn left into their building off of 11<sup>th</sup>. Mrs. Turnwald stated they also had an additional pad that just got poured plus 18 dock doors so that was alleviating at least the ship out traffic that they had. Mrs. Turnwald stated they would also have 12 dock doors on the 1025 11<sup>th</sup> Street building. Mrs. Turnwald stated the part of the current abatement that they were discussing that evening that would help was that the bulk receiving upgrades and this would allow them to turn the bottom hopper trucks that ended up sitting outside parked along the fence line quicker, because at that time their capacity to unload was lower. Mrs. Turnwald stated they had a convoy of trucks that showed up when they were not scheduled to arrive. Mrs. Turnwald stated sometimes it took a little while to unload a truck as they could only unload one truck at a time, so with the new upgrades that they were doing in relation to bulk receiving would help with that as well, so she was hoping that in the long term it would be able to turn those trucks out as quickly as they were able to do the shipping side also. Mr. Violi thanked Mrs. Turnwald.

Mr. Hixenbaugh stated it was always good to see Mrs. Turnwald, and he also appreciated the work that she did to help make United Petfood a good corporate citizen and the community outreach they had done since the change in ownership did not go unnoticed. Mr. Hixenbaugh stated he struggled a little bit with the traffic, and he felt better about that component having heard her explanation. Mr. Hixenbaugh stated he thought it was fair for them when they were being presented with the requests to look at the totality of the impact that a business had on the community and while that may not be the worst problem that they were confronting in the City of Mishawaka, he did think it was an opportunity for them to advocate for those type of issues to be improved, so he appreciated the explanation on that. Mr. Hixenbaugh stated from his standpoint, if this was approved as they moved forward, he believed it was fair game for them to consider an ongoing review of how the traffic as their business thrived impacted the surrounding neighborhood as they went through the compliance process if approved. Mr. Hixenbaugh stated the bigger issue he struggled with was odor control and he took at face value her explanation and he always found her to be a very trustworthy person and appreciated that. Mr. Hixenbaugh stated what he struggled with was how in 2021 when the prior corporate entity was in front of them, that was such a big point of emphasis and now it became less of a point of emphasis. Mr. Hixenbaugh stated he thought that was an additional benefit that was really important to him and he suspected really important to the Council as well and he was pleased to hear there was improvement on that issues. Mr. Hixenbaugh stated Ms. Hahn lived in close proximity to their facility and Mr. Emmons lived in close proximity as well and he was confident they would let all of the Council know if the odor problems were what they had been in the past, so that was the good news component. Mr. Hixenbaugh stated what he worried about was that decisions that were made beyond the local level with regard to the product line and what they were doing to address the odor, if those decisions changed then they were faced with the specter of granting a tax abatement and then having the odor problem rear its ugly head. Mrs. Turnwald stated she thought to allay some of those concerns was that this was not Wellness where decisions were not made locally and while they had 26 facilities and were part of a large European entity, the decisions that were being made for the Mishawaka facility were being made by herself and Elodie Fleury locally on site all day long every day. Mrs. Turnwald stated this was not something where they did not know the face of the people making the decision about what was best for their facility, what was best for their community, and what was best for their customers. Mrs. Turnwald stated everything that was being made from a decision perspective was being made locally and that was how it was done at all United Petfood facilities, not just for the United States facilities. Mr. Hixenbaugh stated he appreciated that and that gave him an enhanced sense of confidence that the traffic issue would continue to be addressed and the odor issue would not rear its ugly head to the extent that it could not be controlled. Mr. Hixenbaugh stated just as he mentioned with regard to traffic, if in fact this was approved, that odor component also in his mind was going to be a big factor that he would be interested in hearing about as they went through the compliance review process and see how things were going, but he wanted to congratulate Mrs. Turnwald and the local management of the Mishawaka facility for exceeding their targets with regard to investment, payroll, jobs, and the things that they had committed to doing. Mr. Hixenbaugh stated the odor control component was a bump in the road and very uncharacteristic with regard to the long-term relationship that the City of Mishawaka had with various companies that owned that facility and he gave her a lot of credit for that. Mr. Hixenbaugh stated she had been the constant during periods of change and in his mind that was a good thing, so he appreciated the information. Mr. Hixenbaugh stated moving forward, as

important as the dollars and cents were going to be, continuing to provide them with additional information on the traffic control and on the odor control hopefully he and the rest of the Council would hear from her or her representatives that all was well. Mr. Hixenbaugh thanked Mrs. Turnwald.

Mr. Violi asked about robotics that would make United Petfood's employees' job easier and if they would replace people. Mrs. Turnwald stated no and they currently had a very highly automated facility and they were replacing old equipment, so they had robots that were aging and needed to be replaced. Mrs. Turnwald stated all of the equipment that they were including in the abatement request was to upgrade the equipment they already had, not to create new equipment. Mrs. Turnwald stated there would always be people at United Petfood and that was not something where they would be upgrading to remove. Mrs. Turnwald stated quality was really important to them and robots were great, but they could not tell you whether something was good or not. Mr. Violi thanked Mrs. Turnwald.

Question was called for at 7:03PM for **RESOLUTION R2026-05 Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The resolution passed 8-0.

#### **RESOLUTION R2026-06**

**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 11<sup>TH</sup> STREET AS AN ECONOMIC REVITALIZATION AREA FOR PURPOSES OF PERSONAL PROPERTY TAX ABATEMENT  
Confirming Personal Property Abatement for United Petfood Producers**

Mr. Spier's comments and Mrs. Turnwald's earlier comments were applicable to the public hearing on **RESOLUTION R2026-06** as well.

Mr. Hixenbaugh thanked Mrs. Turnwald for her participation that evening and the information that she shared and Mr. Spier along with his staff for the information that they provided. Mr. Hixenbaugh stated he was inclined to support the matter and his concerns that he expressed earlier aside, he did find United Petfood to be a good corporate citizen, however he did think that moving forward, in light of the discussions that they had in the chamber in recent months, perhaps a year, with regard to the unprecedented financial challenges that they were facing as a community, he thought it was an opportunity for the Council and the Administration to engage in a review of their tax abatement processes and the way they handled the abatement requests in the past. Mr. Hixenbaugh stated that was not an indication that he thought there was anything wrong with what had been proposed that evening or what they had done in the past, but he thought it was an opportunity for them to look at whether in light of those unprecedented financial challenges that the five-year abatement cycle with the percentages that they talked about perhaps needed an adjustment. Mr. Hixenbaugh stated rhetorically, rather than a 60-40 percent split

between taxes and taxes paid, a 50-50 percent split would be more appropriate in the era of unprecedented financial challenges. Mr. Hixenbaugh stated that was a rhetorical question, but he thought it was a good opportunity for them to engage in an internal and interactive process to see whether they were still all comfortable with the path that they had gone down for some time now or whether there was some adjustment that they should make. Mr. Hixenbaugh stated he appreciated the work that went into this and again, he was in favor of the matter and looked forward to voting in favor of it that evening.

Question was called for at 7:09PM for **RESOLUTION R2026-06 Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The resolution passed 8-0.

### **NEW BUSINESS**

Mr. Hixenbaugh stated due to the impending resignation of Joel Dendiu who had been the Council appointee to the Board of Zoning Appeals for many years and had done an admirable job on their behalf, it was incumbent upon the Council to make another appointment to the BZA. The chair entertained a motion for nomination. Mr. Violi nominated Carly Chelminiak for the BZA position on the Council's behalf and with a second from Mr. Mammolenti, a roll call vote was held on the motion in light of Mr. Carroll's participation remotely. Clerk Block polled the Council.

**Motion passed by unanimous roll call vote (summary: Yes = 8).**

**Yes: Mrs. Hazen, Mrs. Voelker, Mr. Carroll, Mr. Banicki, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh.** The motion passed 8-0 and Mrs. Chelminiak was appointed to the Board of Zoning Appeals.

Ms. Hahn invited everybody to the 1<sup>st</sup> District meeting Thursday March 19<sup>th</sup> at St. Bavo's Church at 7PM. Ms. Hahn stated the guest speaker would be State Senator David Niezgodski and all were welcome. Ms. Hahn stated as always, they would have free West End doughnuts and refreshments.

Mr. Mammolenti announced the Twin Branch Neighborhood Watch meeting would take place Wednesday March 18<sup>th</sup> at 7PM at Fire Station #4 located on Harrison Road near Hums Elementary School and their guest speaker would be Matt Lentsch, Executive Director of Development and Governmental Affairs for the City of Mishawaka, speaking on many topics but more specifically the utilities side of things and he would give any details and answer any questions the residents may have. Mr. Mammolenti stated all residents were welcome.

ADJOURNMENT 7:10PM

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](http://www.youtube.com/@cityofmishawaka635) for as long as this media is supported.



Deborah S. Block, AMC, MMC

MAR 26 2026

City Clerk  
Mishawaka, IN

AP 26-11

Received

MAR 25 2026

Planning and  
Community Development

DATE: March 19, 2026

TO: Board of Zoning Appeals  
City of Mishawaka, Indiana

The undersigned appellant respectfully shows the Board:

1. I, Solid Ground LLC, am the owner of the following described real estate located within the City of Mishawaka, Clay Township, St. Joseph County, State of Indiana, to-wit:  
4340 N Main Street, Mishawaka, Indiana  
See attached Legal Description
2. The above-described real estate presently has a zoning classification of C-1 District under the Zoning Ordinance of the City of Mishawaka.
3. Appellant presently intends to sell this property to an entity that proposes to occupy the above-described property in the following manner:  
Open a dine-in and drive-through restaurant and ice cream shop.
4. Appellants' prospective buyer desires to provide drive-through service with the planned eating establishment.
5. The Zoning Ordinance of the City of Mishawaka restricts eating establishments in the C-1 district to only those without drive-through service under section 137-301.
6. Strict adherence to the Ordinance requirements would create an unusual hardship, because other nearby restaurants (such as Panera and Raising Cane's) with the same zoning have been allowed to provide drive-through service.
7. Answers to the following necessary questions are provided below:

**1. Will the approval be injurious to the public health, safety, morals, or general welfare of the community?**

No. Approval of the drive-through variance will not be injurious to public health, safety, morals, or general welfare. Drive-throughs are common features in commercial areas and, when properly designed, can enhance convenience without compromising safety. Adequate traffic management, signage, and adherence to

**SAM**

2810 Dexter Drive / Elkhart, IN 46514  
574-266-1010 Office / 574-262-3040 Fax

**sam.biz**



health regulations will ensure that the drive-through operates safely and responsibly. Furthermore, the addition is unlikely to affect community morals or welfare, as it aligns with established business practices.

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

No. The use and value of adjacent properties will not be substantially adversely affected by the approval of this variance. Drive-throughs, when integrated thoughtfully, can increase customer traffic and visibility, potentially benefiting neighboring businesses.

**3. Does the need for the variance arise from some condition peculiar to the property involved?**

Yes. The need for the variance does arise from a condition peculiar to the property. This property is in a prime location for this type of business that would commonly feature a drive-through service. However, this zoning district expressly restricts this feature and the building was not originally constructed with a drive-through. The prospective owner plans to add drive-through service at this location.

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

Yes. Strict application of zoning regulations will impose an unnecessary hardship on the property owner by limiting the ability to adapt the business to evolving customer preferences. Without the variance, the property may be unable to compete effectively or utilize its space efficiently. The previous business at this location did not have drive-through service and closed its operations. Granting the variance allows for reasonable use of the property, consistent with its commercial purpose.







**5. Will approval interfere substantially with the Mishawaka 2000 Comprehensive Plan?**

No. Approval of the variance does not substantially interfere with the Mishawaka 2000 Comprehensive Plan. The drive-through aligns with the plan’s goals for commercial development. The addition supports economic growth and fits within the designated land use.

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

Appellant Signature

DAVID L. HARDACRE

Appellant Printed Name

Solid Ground LLC

Appellant Company

PO Box 639, Anderson, IN 46015

Appellant Company Mailing Address

**Contact Person**

Benjamin Stanley, P.E.  
Design Engineer / Project Manager  
Surveying And Mapping LLC  
2810 Dexter Drive  
Elkhart, IN 46514  
(574) 266-1010  
[ben.stanley@sam.biz](mailto:ben.stanley@sam.biz)

**Attachments:**

- Legal Description
- Written authority from the existing owner
- Written Consultant consent
- Site plan for the project site



#### Legal Description

Taken from ALTA commitment for title insurance issued by Chicago Title Insurance Company  
Commitment Number: 26-4791      Commitment Date: February 18, 2026

#### Parcel I: (Fee Simple)

A part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 38 North, Range 3 East, Clay Township, City of Mishawaka, St. Joseph County, Indiana, described as follows: Commencing at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 38 North, Range 3 East, Clay Township, City of Mishawaka, St. Joseph County, Indiana; thence North  $00^{\circ}11'21''$  East on the East line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 33, a distance of 40.00 feet to the North right of way line of Day Road; thence South  $89^{\circ}48'36''$  West on said North right of way line a distance of 954.54 feet; thence North  $00^{\circ}05'41''$  East parallel to the West line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 33, a distance of 440.00 feet to the point of beginning; thence South  $89^{\circ}48'14''$  West, a distance of 321.37 feet to the East right of way line of Main Street; thence North  $00^{\circ}05'41''$  East on said East right of way line a distance of 219.79 feet; thence North  $89^{\circ}54'19''$  East on a jog in the East right of way line of Main Street, a distance of 5.00 feet; thence North  $00^{\circ}05'41''$  East on the East right of way line of Main Street a distance of 48.94 feet; thence North  $90^{\circ}00'00''$  East, a distance of 185.53 feet; thence Northeasterly on a curve to the left having a radius of 500.00 feet, a delta of  $15^{\circ}10'22''$ , a chord distance of 132.02 feet, bearing North  $82^{\circ}24'49''$  East, an arc distance of 132.41 feet; thence South  $00^{\circ}05'41''$  West, a distance of 285.05 feet to the point of beginning.

#### Parcel II: (Easement)

Ingress and Egress Easement recorded July 23, 1993 as Document Number 9328485 in the Office of the recorder of St. Joseph County, Indiana.

#### Parcel III: (Easement)

A Non-Exclusive Easement Ingress and Egress for the benefit of Parcel I as set forth in a Declaration of Easements by Cressy Land Planning Associates, LLP dated March 1, 2005 and recorded March 4, 2005 as Document Number 0509359 in the Office of the Recorder of St. Joseph County, Indiana.


**Consultant Consent Form**

The undersigned, Zack Venzon / Fort Venzon Ventures, being the applicant proposing to do work in the City, hereby authorizes Surveying and Mapping, LLC. to submit documents and plans on behalf of the applicant necessary for the purpose of obtaining permits, variances, and site plan approval.

This consent shall:

remain in effect until revoked by the applicant or the proposed project is completed.

Zack Venzon  
Applicants Printed Name

  
Applicants Signature

Fort Venzon Ventures  
Company

3.24.26  
Date

1400 Brook Drive  
Mailing Address

Downers Grove, IL 60515  
City, State, Zip Code

# SOLID GROUND, LLC

---

March 19, 2026

Board of Zoning Appeals  
City of Mishawaka, Indiana

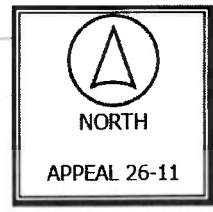
RE: Use Variance  
4340 N Main Street  
Mishawaka, IN

We hereby give permission for Fort Venzon Ventures and SAM Civil Engineering to file for the Use Variance for 4340 N Main Street, Mishawaka, IN.

Sincerely,



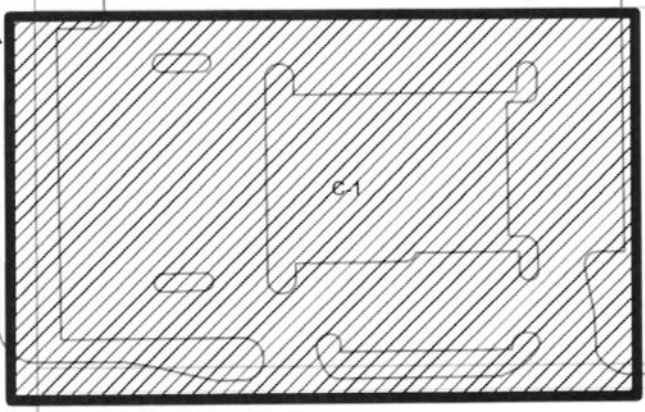
David L. Hardacre  
Manager of Hardacre Management, LLC  
Member of Solid Ground, LLC



C-7

**AP 26-11**

C-1



S-2

S-2

C-1

**N MAIN ST**

C-1

S-2

S-2

S-2

S-2

S-2

S-2

S-2

C-1

C-1

# Location Map

## APPEAL 26-11

OWNER:  
SOLID GROUND LLC

LOCATION: 4340 N MAIN

USE VARIANCE TO ALLOW A  
DRIVE-THRU RESTAURANT IN  
C-1 GENERAL COMMERCIAL

**E DAY RD**

C-1

C-1

Deborah S. Block, AMC, MMC

Board of Zoning Appeals  
City of Mishawaka, Indiana  
100 Lincolnway West,  
Mishawaka, Indiana 46544

MAR 26 2026

City Clerk  
Mishawaka, IN

Date: March 22, 2026

Re: MISH RE LLC Application for a Conditional Use Permit,  
3000 Block of East Cleveland Road:

AP 26-13  
Received

MAR 25 2026

Planning and  
Community Development

Dear Board Members:

On behalf of our client, MISH RE LLC we are asking for the approval of a Conditional Use Permit to allow for a private fuel center having underground fuel tanks within the City's 5-year time of travel area of the City's Douglas Road Wellfield site. The project site is located in the 3000 Block of East Cleveland Road on a 71 acre+/- site located more generally at the Northwest corner of East Cleveland Road and Capital Avenue, with the North boundary of the site being the Indiana East-West Toll Road. The project site was annexed into the city several years ago and the proposed use is an Auto Mall Campus consisting of several Dealerships, a Maintenance and Repair facility, a Carwash facility and administrative offices for the Gurley-Leep Group. The project was rezoned to the City's S-2 Planned Unit Development District for the Auto Mall.

At the time the project was approved, the existing Time of travel map reflected that the project site was bisected by the 5-year time of travel area and the 10- year time of travel area. The proposed project when designed envisioned a private fuel center that was to be used by the various planned Auto dealerships to fuel their vehicles. The location of the private fuel center was part of the proposed maintenance and repair facility which is planned to be located at the northwestern edge of the project site along the Toll Road. With the Wellfield maps done at the time for the 5-year and 10-year travel time, the private fuel center having underground fuel tank(s) would have been in the 10-year travel time and would not have required the approval of a Condition Use Permit as approved as part of the City's Wellhead Protection Ordinance approved in April of 2025. Since the time the Auto Mall project was approved, the Wellhead 5-year and 10-year mapped areas were revised and the 5-year time travel was enlarged moving the impact area further east, northeast and north. Due to the revised Wellhead maps the proposed private fuel center now falls within the 5-year time of travel and requires approval of a Conditional Use Permit. The Petitioner still plans to keep the private fuel center as far north as possible within the Auto Mall Campus as shown. The Petitioner would also adhere to the latest State and Local required underground petroleum tank safety requirements for the protection of the City's Wellfield.

The undersigned Appellants respectfully shows the Board:

1. Petitioner is the owner of the following described real estate located in the City of Mishawaka, St. Joseph County, State of Indiana, to-wit:

*(See attached legal description, common address of the property.)*

2. The above-described (attached) real estate presently has a zoning classification of S-2 Planned Unit Development District classification. District under the Zoning Ordinance of the City of Mishawaka.
3. Petitioner presently occupies *(or proposes to occupy)* the above-described property in the

1643 Commerce Drive, South Bend, Indiana 46628  
574-234-4003, 574-234-4119 Fax

following manner:

Commercial development consisting of several Car Dealership facilities, a Maintenance/Repair facility, a carwash facility, a private fuel pump facility for car dealership facilities only, administrative offices.

4. Petitioner desires to: build a small private fuel pump facility with an underground fuel tank to service only vehicles from the various car dealerships located within the project site. The fuel pump facility is not open for public usage. The facility is located at point north of the maintenance facility building by the northern edge of the project site south the Toll Road right-of-way.
5. The Zoning Ordinance of the City of Mishawaka requires: Division 8. Wellhead Protection Land Use Restrictions, Sec. 137-871 – Conditional uses, Sec.- 137-872 – Identified chemicals, materials, uses, and storage methods, a). Petroleum or petroleum-based products, including fuels, fuel additives, lubricating oils, motor oils, hydraulic fluids, and other similar petroleum-based products, located within the five-year (5) time of travel designated area around the Mishawaka Wellfield facility.
6. Explain: Why the approval will not be injurious to the public health, safety, morals and general welfare of the community; The proposed private fuel facility will meet or exceed all required State and Local codes for underground fuel storage tanks, including but not limited to double-walled tanks, alarm systems and automatic electric cutoffs for fuel pump. Also included will be any required water quality storm captor structures to prevent the infiltration of petroleum liquids, by products to existing soils around said fuel facility. City Engineering and other City Departments shall be required to approve the facility details prior to its construction.
7. Why the use and value of the area adjacent to the property included in the conditional use permit will not be affected in a substantially adverse manner; By constructing the proposed private fuel facility to the latest State and Local codes and requirements along with local approval of all required plans, should help eliminate any perceived adverse impact and any adjacent property.
8. If adequate conditions will be stipulated to mitigate any potentially adverse impact of the conditional use permit upon adjacent property; As mentioned above, by providing all review agencies and departments with detail plan and protection for the proposed private fuel facility, any adverse impact should be mitigated.
9. If adequate measures have been taken to provide proper utilities, drainage, paved access roads, landscape buffering, fencing, leakproof dikes, safety precautions, and to minimize traffic congestion; As this proposed private fuel facility will only be used by the car dealerships within the project site, that will help insure that all adequate protections are being anticipated along with the fuel facility design meeting all State and Local codes for safety and for the project site.

10. Why the granting of the conditional use permit is in the best interest of the community. The proposed private fuel facility will not be open to the public, and therefore access and use would be limited to employees of the Dealerships, and that will help to control any possible issues with vehicle refueling. The underground tank(s) would meet the latest State and Local standards for all systems of the fuel center to lessen any negative impact to the project site and the surrounding environs.

Wherefore, Petitioner prays and respectfully requests a hearing on this application and that after such hearing the Board grant the requested Conditional Use Permit.



---

Chris A. Pustelak, CPA for MISH RE LLC  
Vice President of Operations  
5201 N. Grape Road  
Mishawaka, IN 46545

CONTACT PERSON:

Name: Michael Danch, - Danch, Harner & Associates, Inc.  
Address: 1643 Commerce Drive, South Bend, Indiana 46628  
Phone/Fax: 574-234-4003,  
E-Mail: [mdanch@danchharner.com](mailto:mdanch@danchharner.com)

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°25'31" WEST ALONG THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 23, A DISTANCE OF 1040.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIANA EAST-WEST TOLL ROAD (I 80-90); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES, NORTH 51°26'34" EAST, A DISTANCE OF 1322.08 FEET, AND NORTH 55°30'54" EAST, A DISTANCE OF 193.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CAPITAL AVENUE FOR THE NEXT ELEVEN (11) COURSES, SOUTH 42°40'53" EAST, A DISTANCE OF 31.28 FEET (REC. SOUTH 42°34'37" EAST, 28.51 FEET), AND THENCE SOUTH 45°32'38" EAST, A DISTANCE OF 100.12 FEET (REC. SOUTH 45°26'22" EAST, 100.12 FEET), AND THENCE SOUTH 48°23'31" EAST, A DISTANCE OF 402.00 FEET (REC. SOUTH 48°17'15" EAST, 402.00 FEET), AND THENCE SOUTH 41°51'47" EAST, A DISTANCE OF 350.13 FEET (REC. SOUTH 41°45'31" EAST, 350.13 FEET), AND THENCE SOUTH 37°41'14" EAST, A DISTANCE OF 55.20 FEET (REC. SOUTH 37°34'58" WEST, 55.20 FEET), AND THENCE SOUTH 37°41'14" EAST, A DISTANCE OF 171.96 FEET (REC. SOUTH 37°34'58" EAST, 171.96 FEET), AND THENCE SOUTH 26°28'39" EAST, A DISTANCE OF 182.82 FEET (REC. SOUTH 26°28'33" EAST, 55.20 FEET), AND THENCE SOUTH 26°28'39" EAST, A DISTANCE OF 182.82 FEET (REC. SOUTH 26°28'33" EAST, 182.82 FEET), AND THENCE SOUTH 10°13'10" EAST, A DISTANCE OF 182.49 FEET (REC. SOUTH 10°23'04" EAST, 182.49 FEET), AND THENCE SOUTH 02°51'52" WEST, A DISTANCE OF 281.06 FEET (REC. SOUTH 02°41'58" WEST, 182.49 FEET), AND THENCE SOUTH 00°15'43" EAST, A DISTANCE OF 100.00 FEET (REC. SOUTH 00°25'37" EAST, 100.00 FEET), AND THENCE SOUTH 05°58'21" EAST, A DISTANCE OF 201.00 FEET (REC. SOUTH 06°08'15" EAST, 201.00 FEET), AND THENCE SOUTH 00°15'43" EAST, A DISTANCE OF 175.00 FEET (REC. SOUTH 00°25'37" EAST, 175.00 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF CLEVELAND ROAD, THENCE ALONG SAID NORTHERLY LINE FOR THE NEXT TWO (2) COURSES, SOUTH 82°17'48" WEST, A DISTANCE OF 241.33 FEET (REC. SOUTH 82°07'54" WEST, 241.33 FEET), AND THENCE SOUTH 82°17'48" WEST, A DISTANCE OF 21.53 FEET; THENCE SOUTH 67°09'16" WEST, A DISTANCE OF 81.41 FEET (REC. SOUTH 68°32'30" WEST, 80.78 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 23 ALSO BEING THE CENTERLINE OF CLEVELAND ROAD; THENCE ALONG SAID SOUTH LINE OF SECTION 23 AND THE CENTERLINE OF CLEVELAND ROAD, SOUTH 89°41'58" WEST, A DISTANCE OF 1759.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.06 ACRES MORE OR LESS.

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



Danch, Harner & Associates, Inc.

---

Michael J. Danch, L.A., ASLA  
Ron Harner, P.S.

Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners

Members of the Mishawaka Board of Zoning Appeals  
City of Mishawaka, Indiana  
100 Lincolnway West  
Mishawaka, Indiana 46544

March 22, 2026

RE: MISH RE LLC Request for approval of a Conditional Use Permit:  
3000 Block of East Cleveland Road:

Dear Board Members;

Please accept this letter as written confirmation that we have granted Danch, Harner & Associates, Inc. to represent us at all required Council meetings for our Conditional Use Permit approval request for property in the 3000 Block of East Cleveland Road, in the City of Mishawaka, Indiana.

If you have any questions concerning this matter, please feel free to give me a call a 574-272-2009.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris A. Pustelak", with a large, stylized flourish extending to the right.

Chris A. Pustelak, CPA for MISH RE LLC  
Vice Presidents  
5201 N. Grape Road  
Mishawaka, IN 46545

1643 Commerce Drive, South Bend, Indiana 46628  
574-234-4003, 574-234-4119 Fax



Danch, Harner & Associates, Inc.

---

Michael J. Danch, L.A., ASLA  
Ron Harner, P.S.

Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners

Honorable Members of the Common Council,  
City of Mishawaka, Indiana  
100 Lincolnway West  
Mishawaka, Indiana 46544

March 22, 2026

RE: MISH RE LLC Request for approval of a Conditional Use Permit:  
3000 Block of East Cleveland Road:

Dear Council Members;

Please accept this letter as written confirmation that we have granted Danch, Harner & Associates, Inc. to represent us at all required Council meetings for our Conditional Use Permit approval request for property in the 3000 Block of East Cleveland Road, in the City of Mishawaka, Indiana.

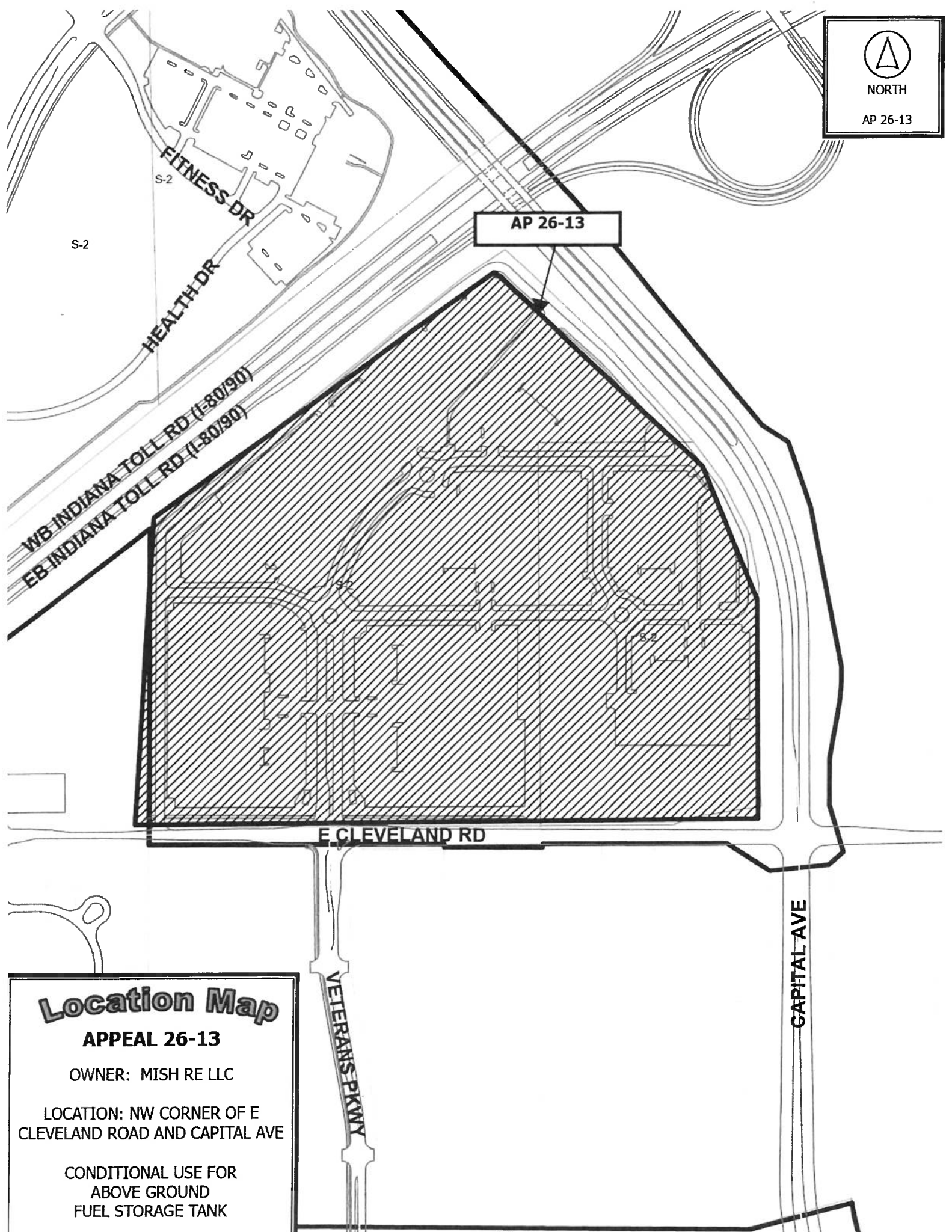
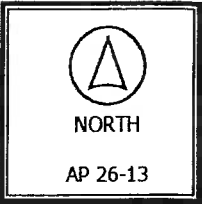
If you have any questions concerning this matter, please feel free to give me a call at 574-272-2009.

Sincerely,

Chris A. Pustelak, CPA for MISH RE LLC  
Vice Presidents  
5201 N. Grape Road  
Mishawaka, IN 46545

1643 Commerce Drive, South Bend, Indiana 46628  
574-234-4003, 574-234-4119 Fax





AP 26-13

E CLEVELAND RD

VETERANS PKWY

CAPITAL AVE

FITNESS DR

HEALTH DR

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

**Location Map**  
**APPEAL 26-13**  
 OWNER: MISH RE LLC  
 LOCATION: NW CORNER OF E CLEVELAND ROAD AND CAPITAL AVE  
 CONDITIONAL USE FOR ABOVE GROUND FUEL STORAGE TANK

S-2

S-2

Deborah S. Block, IAC, MMC

MAR 26 2026

City Clerk  
Mishawaka, IN

PET 26-08

Received

MAR 24 2026

Planning and  
Community Development

DATE: March 20, 2026

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

**RE: PETITION TO REZONE**

The undersigned, **Annamac, L.L.C., an Indiana limited liability company**, 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:

**For APN/Parcel ID(s): 71-09-27-351-007.000-022**  
**Property Address: Meijer (VI) Dr, Mishawaka, IN 46544**

**LOT 3A IN MEIJER/MCDANIEL'S HARLEY-DAVIDSON SUBDIVISION, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 0710312, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.**

Petitioner(s) own one hundred (100%) percent of the above-described parcel of land which carries a zoning classification of **C-1 General Commercial** District. Said property is **vacant land**.

Petitioner(s) desire said real estate to be rezoned to **C-4 Auto-Oriented Commercial** District. Petitioner(s) further state that they intend to utilize said land for **Automobile Body Shop**.

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

Signature(s) of Property Owner(s)

Signed by:  
Scott  
2FCC28CCCBDA416...

Print Name: Scott McDaniel

Signature(s) of Property Owner(s)

Signed by:  
Kevin McDaniel  
06C2E08D3655442...

Print Name: Kevin McDaniel

**CONTACT PERSON:**

Megan Moore, Senior Project Manager  
Cresa  
167 North Green Street, Suite 1301, Chicago, IL 60607  
(949) 728-8454  
mmoore@cresa.com

**STATE OF INDIANA % INDIANA DEPT  
OF HIGHWAYS**

315 E Boyd Blvd  
La Porte IN 46350

**MEIJER STORES LTD PARTNERSHIP  
ATTN PROPERTY TAX DEPT**

2929 Walker Ave NW  
Grand Rapids MI 49544

**MEIJER INC ATTN: PROPERTY TAX  
DEPT**

2929 Walker Ave NW  
Grand Rapids MI 49544

**LARGO PROPERTIES LLC**

1656 Morthland Dr  
Valparaiso IN 46385

**ANNAMAC LLC**

59700 Beech Rd  
Osceola IN 46561

**LARGO PROPERTIES LLC**

1656 Morthland Dr  
Valparaiso IN 46385

**MEIJER STORES LTD PARTNERSHIP  
ATTN PROPERTY TAX DEPT**

2929 Walker Ave NW  
Grand Rapids MI 49544



## PROJECT NARRATIVE

Crash Champions, LLC  
APN: 71-09-27-351-007.000-022

### 1. REQUEST

The applicant is requesting approval to rezone the property from the C-1 District to the C-4 District to allow for the operation of an automobile collision repair facility, including accessory outdoor vehicle storage.

### 2. SITE DESCRIPTION

The subject property consists of approximately 6.48 acres. Crash Champions is proposing a new approximately 12,500-square-foot facility. The site is designed with efficient internal traffic flow to minimize congestion, with customer drop-off clearly separated from operations. Outdoor vehicle storage will be secured and screened with six-foot opaque fencing.

The proposed main entrance faces Meijer Drive. Overall, the project is designed to fit within the surrounding commercial corridor while maintaining safety, efficiency, and a professional appearance.

### 3. OPERATIONS

All repair work is done completely indoors. No adverse effects to adjacent properties are anticipated.

- Anticipated Hours: Mon–Fri 8:00 AM–5:00 PM; Sat 9:00 AM-12:00PM; Sun Closed
- Anticipated Staffing: 12-15 full-time employees
- Anticipated Customers: 10-15 per day (majority scheduled appointments)

Customers do not remain on-site during repairs; vehicles are dropped off and later retrieved, resulting in limited customer dwell time and reduced peak parking demand.

Vehicle Staging:

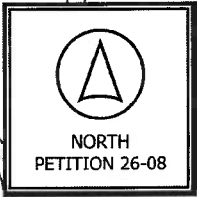
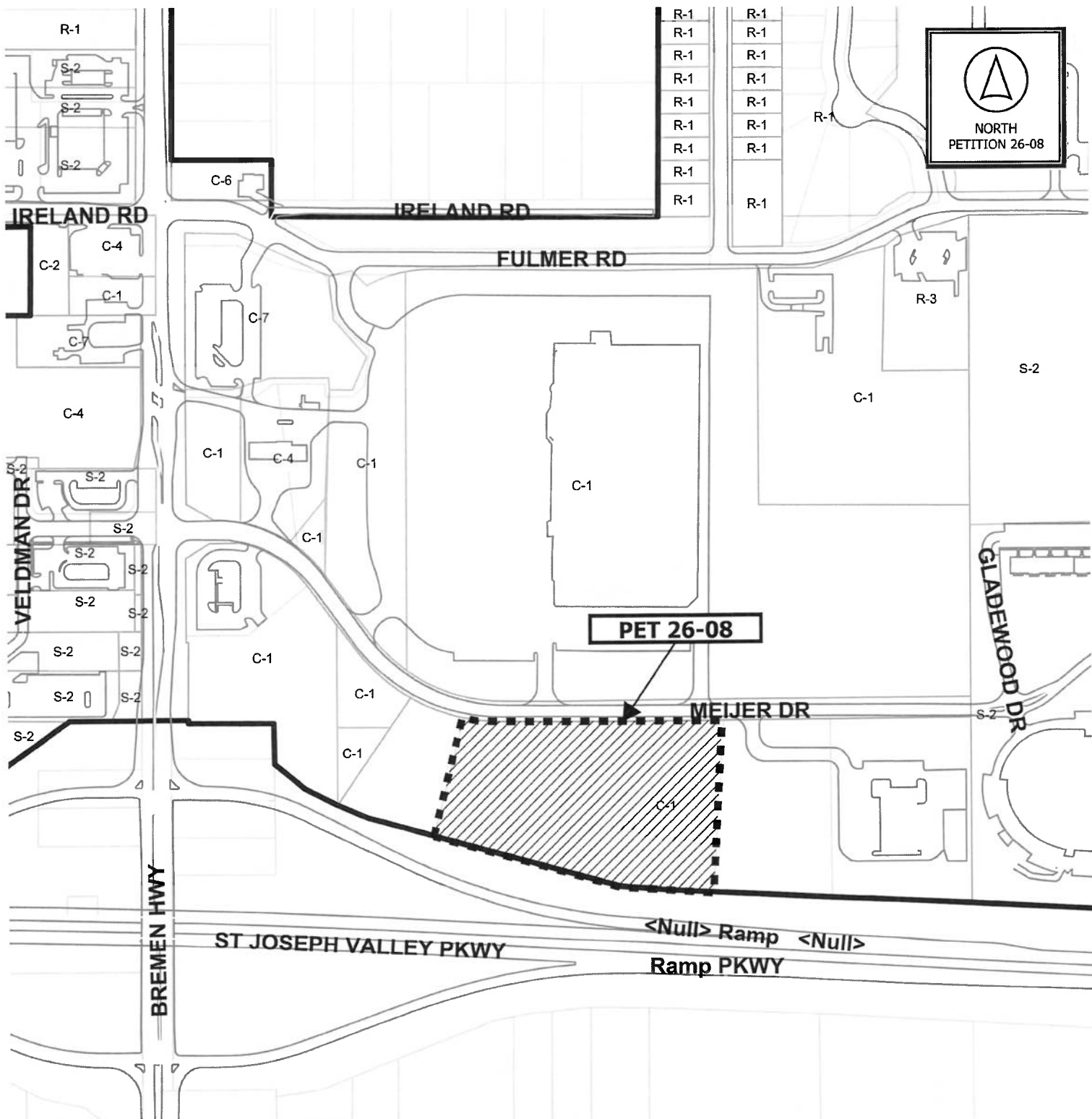
- Approximate Vehicle Turnaround Time: 9-15 days (industry standard)
- Outdoor vehicle storage is fully enclosed by a 6-foot opaque fence with 24/7 controlled access.

### 4. CONCLUSION

The proposed Crash Champions facility supports Mishawaka's planning and economic development objectives.

From an economic standpoint, this project represents:

- Long-term capital investment into Flowood
- Creation of skilled, well-paying local jobs
- Expansion of the local tax base
- Support for local vendors and service providers
- Increased service capacity for residents



**PET 26-08**

**Location Map**  
**PET 26-08**  
ANNAMAC LLC (OWNER) \  
CRESA (APPLICANT & REPRESENTATIVE)  
  
VACANT LOT SOUTH OF  
3610 BREMEN HWY (MEIJER)  
  
REZONE FROM C-1 GENERAL COMMERCIAL  
TO C-4 AUTOMOBILE ORIENTED  
COMMERCIAL FOR AN AUTOMOBILE  
BODY SHOP

Deborah S. Block, IAMC, MMC

MAR 26 2026

City Clerk  
Mishawaka, IN

Plat 26-09  
Received

MAR 24 2026

Planning and  
Community Development

March 25, 2026

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

**RE: PETITION TO REZONE**

The undersigned United Federal Credit Union respectfully show they are the owner of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Lot Numbered One (1) as shown on the Recorded Plat of UFCU Bremen Highway & Meijer Drive Minor Subdivision, Recorded December 12, 2018 as Instrument Number 1831915 in the Office of the Recorder of St. Joseph County, Indiana. *3630 BREMEN HWY.*

Petitioner owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1 General District. Said property is a former credit union building and parking lot.

Petitioner has a contingent purchaser that desires said real estate to be rezoned to C-7 Commercial District. Petitioner further state that they intend to utilize the existing structure as a restaurant with both dine-in and drive-thru facilities. They propose to utilize the existing drive and parking lot to the best of their ability. Slight modification may occur to the property in order to meet design standards of the City.

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 rezoning the above described parcel of land located in the City of Mishawaka.

United Federal Credit Union

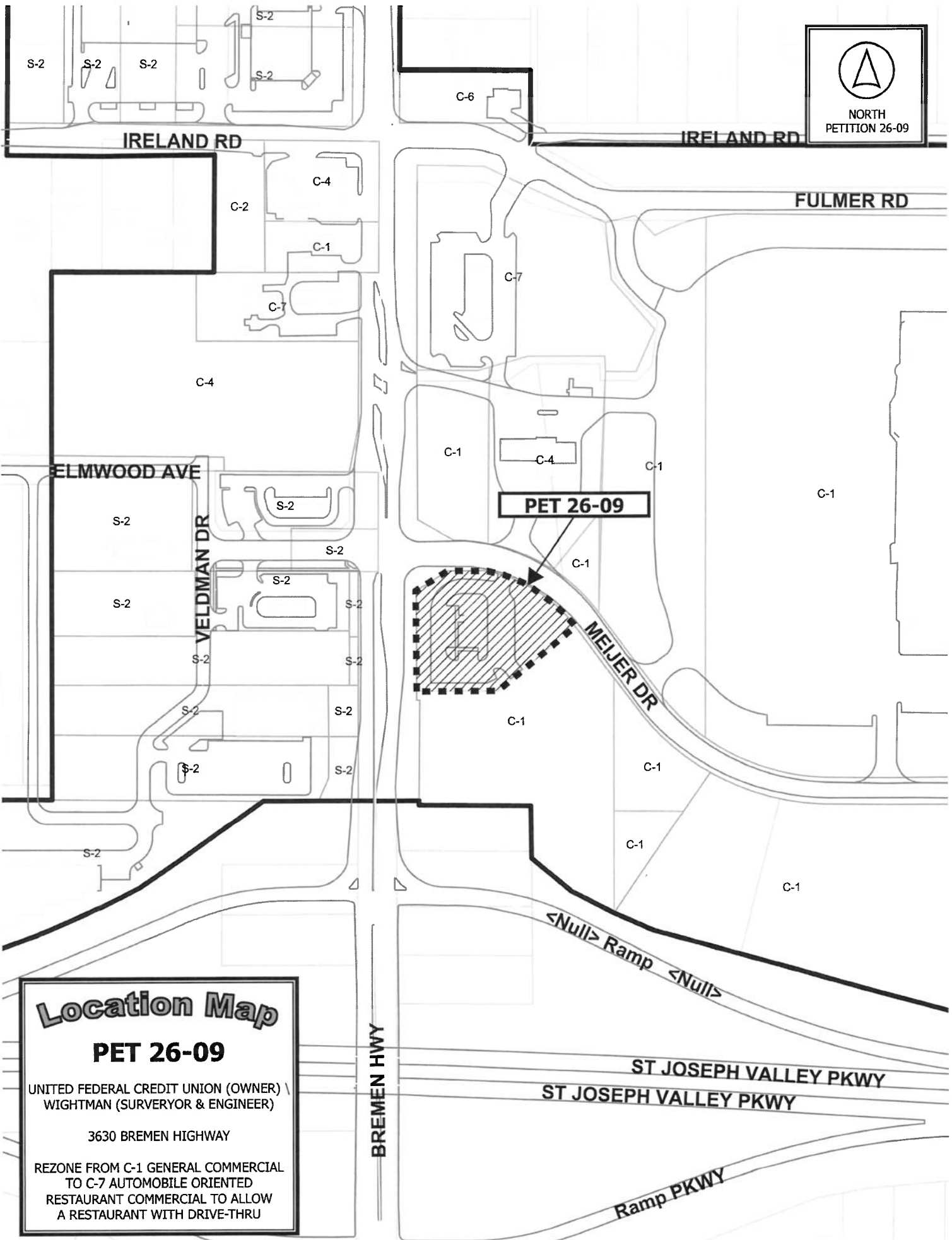
By Sorin Mihalache Digitally signed by Sorin Mihalache  
Date: 2026.03.23 14:28:41 -04'00'

150 Hilltop Road  
St. Joseph, Michigan 49085

**CONTACT PERSON:**

Wightman c/o Terance D. Lang, PS  
1402 Mishawaka Avenue  
South Bend, Indiana 46515  
574-233-1841  
tlang@gowightman.com





**PET 26-09**

**Location Map**

**PET 26-09**

UNITED FEDERAL CREDIT UNION (OWNER) \ WIGHTMAN (SURVEYOR & ENGINEER)

3630 BREMEN HIGHWAY

REZONE FROM C-1 GENERAL COMMERCIAL TO C-7 AUTOMOBILE ORIENTED RESTAURANT COMMERCIAL TO ALLOW A RESTAURANT WITH DRIVE-THRU

<Null> Ramp <Null>

ST JOSEPH VALLEY PKWY  
ST JOSEPH VALLEY PKWY

Ramp PKWY

MAR 26 2026

City Clerk  
Mishawaka, IN

*DK 26-10*

Received

MAR 25 2026

Planning and  
Community Development

DATE: MARCH 17, 2026

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

RE: PETITION FOR ANNEXATION & REZONING FOR:

OMAR SOBIH  
1541 CANTONDALE LN.  
MISHAWAKA, INDIANA 46544

THE UNDERSIGNED, OMAR SOBIH, 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:

A PART OF THE SOUTHWEST, SOUTHEAST AND NORTHWEST QUARTERS OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF A PARCEL OF GROUND, DESCRIBED IN DEED DOCUMENT 2025-29047, IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA; RECORDER'S OFFICE; THENCE EAST (ALL BEARINGS ASSUMED) ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 180.02 FEET MORE OR LESS TO THE CENTERLINE OF KLINE STREET AND THE EXISTING CITY OF MISHAWAKA CORPORATE LINE; THENCE SOUTHERLY ALONG SAID CENTERLINE AND CORPORATE LINE, A DISTANCE OF 155.02 FEET MORE OR LESS TO THE CENTER OF SAID SECTION 13; THENCE EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 AND THE CITY OF MISHAWAKA CORPORATE LIMIT LINE, A DISTANCE OF 30.00 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF SAID KLINE STREET; THENCE SOUTHERLY, A DISTANCE OF 30.00 FEET MORE OR LESS TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 6TH STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID KLINE STREET; THENCE WEST A DISTANCE OF 60.00 FEET CROSSING SAID KLINE STREET RIGHT-OF-WAY TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KLINE STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 6TH STREET; THENCE CONTINUING WEST ALONG SAID SOUTH LINE, A DISTANCE OF 150.02 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS SOUTH OF THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DEED DOCUMENT 2025-29047; THENCE NORTH, A DISTANCE OF 30.00 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH, CONTINUING ALONG THE WEST LINE OF SAID PARCEL AND THE EXISTING CITY OF MISHAWAKA CORPORATE LIMIT LINE, A DISTANCE OF 155.02 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.79 ACRES MORE OR LESS.

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

*13511 E. 6th St.*

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 "R-1" RESIDENTIAL DISTRICT CLASSIFICATION. THE PURPOSE FOR THE

ANNEXATION AND REZONING IS TO ALLOW FOR THE CREATION OF TWO BUILDABLE RESIDENTIAL LOTS.

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.

  
OMAR SOBIH (OWNER)

PH.NO. 574-520-7592

CONTACT PERSON:

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

PET 26-10  
Receive 1

MAR 25 2026

Planning and  
Community Development

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

MARCH 17, 2026

RE: PETITION FOR ANNEXATION & REZONING FOR:

OMAR SOBIH  
1541 CANTONDALE LN.  
MISHAWAKA, INDIANA 46544

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 13511 E 6<sup>TH</sup> ST., St. Joseph County, Indiana.

If you have any questions concerning this matter, please feel free to give me/us a call at 5745207592.

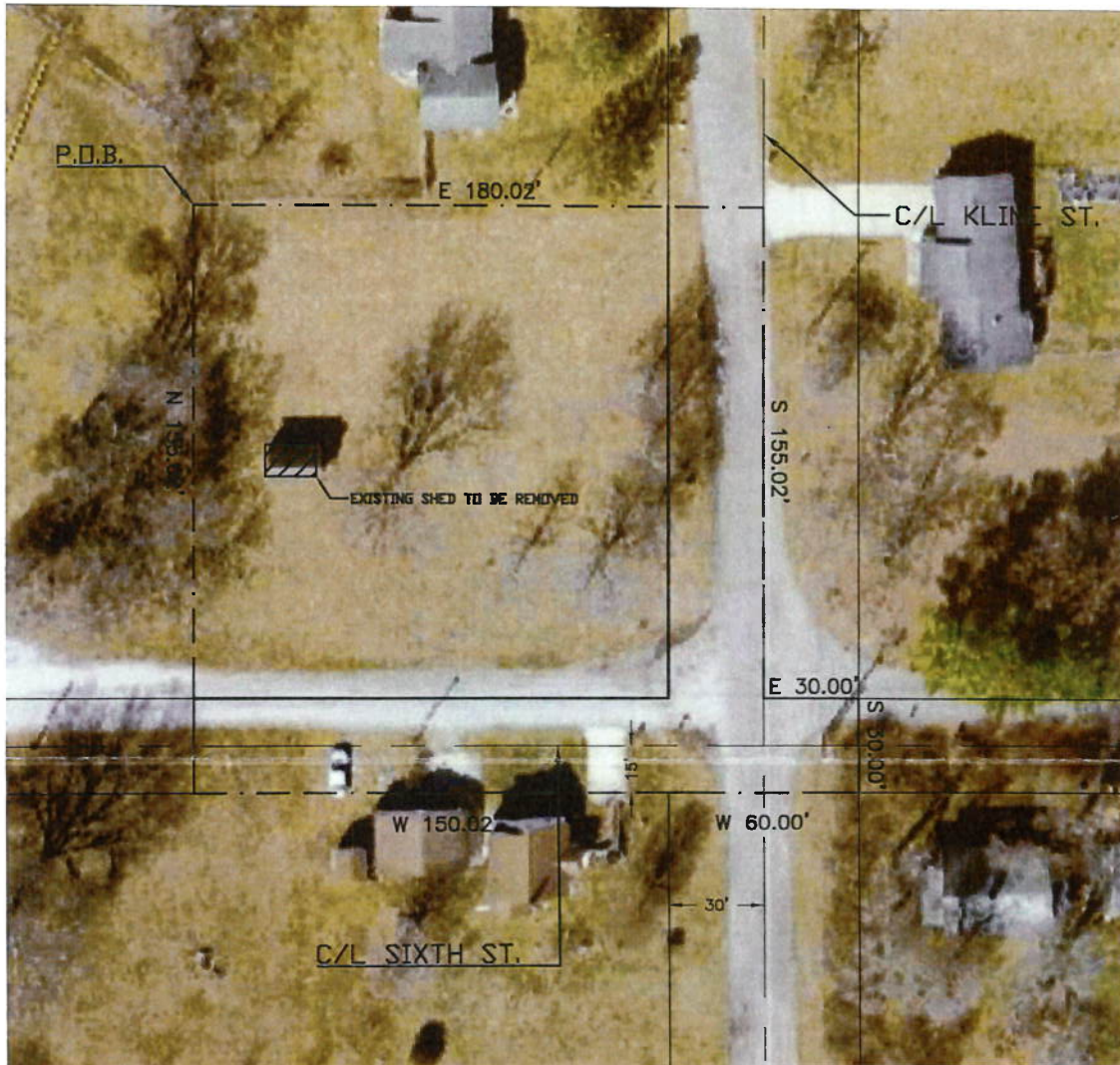
Sincerely,



OMAR SOBIH (OWNER)

File No. 260104.3 "C" Md.

# ANNEXATION PRELIMINARY SITE PLAN



### ANNEXATION LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST, SOUTHEAST AND NORTHWEST QUARTERS OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF A PARCEL OF GROUND, DESCRIBED IN DEED DOCUMENT 2025-29047, IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA; RECORDER'S OFFICE; THENCE EAST (ALL BEARINGS ASSUMED) ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 180.02 FEET MORE OR LESS TO THE CENTERLINE OF KLINE STREET AND THE EXISTING CITY OF MISHAWAKA CORPORATE LINE; THENCE SOUTHERLY ALONG SAID CENTERLINE AND CORPORATE LINE, A DISTANCE OF 155.02 FEET MORE OR LESS TO THE CENTER OF SAID SECTION 13; THENCE EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 AND THE CITY OF MISHAWAKA CORPORATE LIMIT LINE, A DISTANCE OF 30.00 FEET MORE OR LESS TO THE EAST RIGHT-OF-WAY LINE OF SAID KLINE STREET; THENCE SOUTHERLY, A DISTANCE OF 30.00 FEET MORE OR LESS TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 6TH STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID KLINE STREET; THENCE WEST A DISTANCE OF 60.00 FEET CROSSING SAID KLINE STREET RIGHT-OF-WAY TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID KLINE STREET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 6TH STREET; THENCE CONTINUING WEST ALONG SAID SOUTH LINE, A DISTANCE OF 150.02 FEET MORE OR LESS TO A POINT WHICH IS 30.00 FEET MORE OR LESS SOUTH OF THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN DEED DOCUMENT 2025-29047; THENCE NORTH, A DISTANCE OF 30.00 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH, CONTINUING ALONG THE WEST LINE OF SAID PARCEL AND THE EXISTING CITY OF MISHAWAKA CORPORATE LIMIT LINE, A DISTANCE OF 155.02 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.79 ACRES MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.



SCALE 1" = 40'

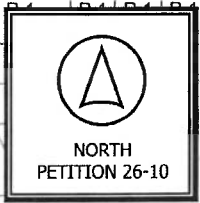
**Danch, Harner & Associates, Inc.**



Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners

Office: (574)234-4003 / (800)594-4003 • Fax: (574)234-4119  
1643 COMMERCE DRIVE • South Bend, IN 46628





**PET 26-10**

**Location Map**

**PET 26-10**

OMAR SOBIH (OWNER) \  
DANCH HARNER & ASSOCIATES  
(SURVEYOR)

13511 E. 6TH STREET

ANNEXATION AND ZONING TO  
R-1 SINGLE FAMILY RESIDENTIAL

MAR 27 2026

City Clerk  
Mishawaka, IN

PFS 26-11  
Received

MAR 26 2026

Planning and  
Community Development

DATE: 2/1/26

Honorable Members of the Common Council, City of Mishawaka, Indiana

And

Mishawaka City Plan Commission, City of Mishawaka, Indiana

**RE: PETITION FOR PUD AMENDMENT**

The undersigned (type names(s) of the titleholder(s) of record) 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:

801 Douglas Rd., Mishawaka, Indiana 46545

Legal Description: A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 3 EAST, CLAY TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTH QUARTER POST OF SAID SECTION 33; THENCE WEST ALONG THE CENTERLINE OF DOUGLAS ROAD AND THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 1237.50 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH A DISTANCE OF 400.00 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 335.50 FEET MORE OR LESS; THENCE NORTHWESTERLY A DISTANCE OF 267.20 FEET MORE OR LESS; THENCE NORTH A DISTANCE OF 362.10 FEET MORE OR LESS TO THE CENTERLINE OF DOUGLAS ROAD AND THE NORTH LINE OF SAID SECTION 33; THENCE EAST ALONG SAID NORTH LINE AND THE CENTERLINE OF DOUGLAS ROAD A DISTANCE OF 600.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 5.39 ACRES MORE OR LESS.

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

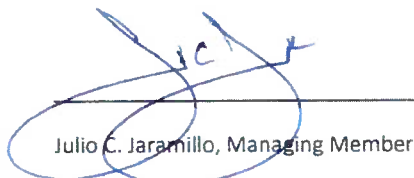
Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of S-2 Planned Unit Development specifically for: Mobile Home Sales and personal storage units in addition to any other allowed uses. (State the existing use of the real estate)

Petitioner(s) desire said real estate to be amended to allow for Portable Storage Shed Sales, and Metal Garage/Carport Sales, in addition to its current allowed uses.

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

Signature(s) of Property Owner(s)

LAKE SHORE & WILLOW CLUB ESTATES MHC LLC

  
Julio C. Jaramillo, Managing Member

By: Evergreen Communities, LLC

For: Lake Shore & Willow Club Estates MHC, LLC

d. (818) 276-8233

321 N. Pass Ave., Suite #300

Burbank, CA 91505

**CONTACT PERSON:**

Name: Bo Kirby , Sheds Direct  
Address: 6156 Petra Mill Road, Granite Falls, NC. 28630  
Phone Number/ Fax: m. (828) 310-1546; f. 828.483.4020  
Email: bo@shedsdirectinc.com

AND

Name: Julio C. Jaramillo, Evergreen Communities  
Address: 321 N. Pass Ave, Suite #300, Burbank, CA 91505  
Phone Number/ Fax: d. (818) 276-8233  
Email: julio@evergreencommunities.com

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
requester. Do not  
send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.  
See Specific Instructions on page 3.

<p><b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p>	<p>Lake Shore &amp; Willow Club Estates MHC, LLC</p>		
<p><b>2</b> Business name/disregarded entity name, if different from above.</p>	<p> </p>		
<p><b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor    <input type="checkbox"/> C corporation    <input type="checkbox"/> S corporation    <input type="checkbox"/> Partnership    <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>P</b></p> <p><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions)</p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>		<p><b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/></p>
<p><b>5</b> Address (number, street, and apt. or suite no.). See instructions.</p> <p><b>321 N. Pass Avenue, Suite #300</b></p>	<p>Requester's name and address (optional)</p>		
<p><b>6</b> City, state, and ZIP code</p> <p><b>Burbank, CA, 91505</b></p>			
<p><b>7</b> List account number(s) here (optional)</p>			

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
5	6	-	2	6	2	1	3	9	6

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date <b>2/18/26</b>
------------------	--------------------------	---------------------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

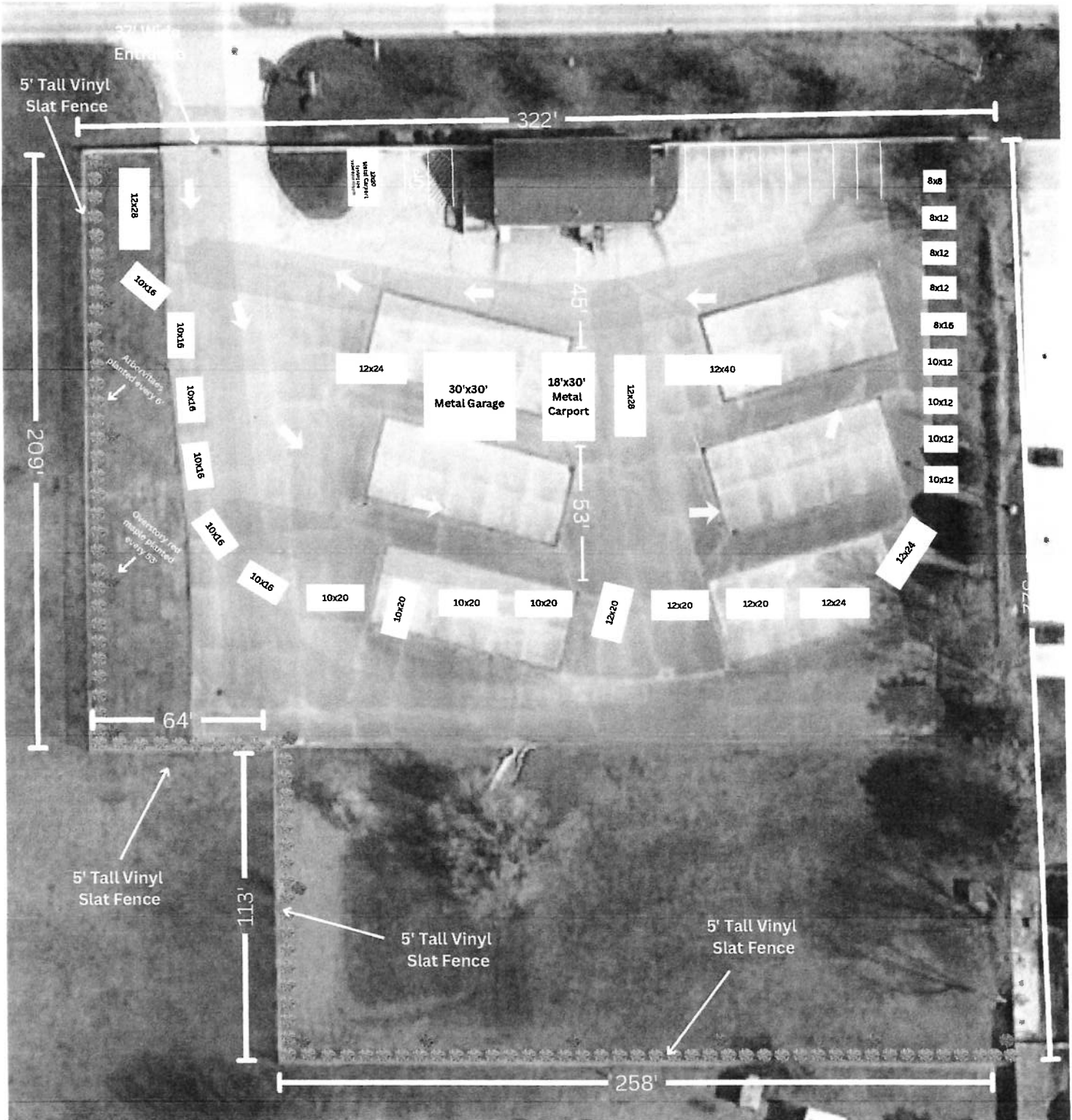
**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

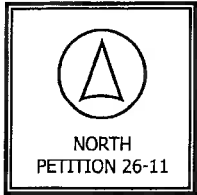
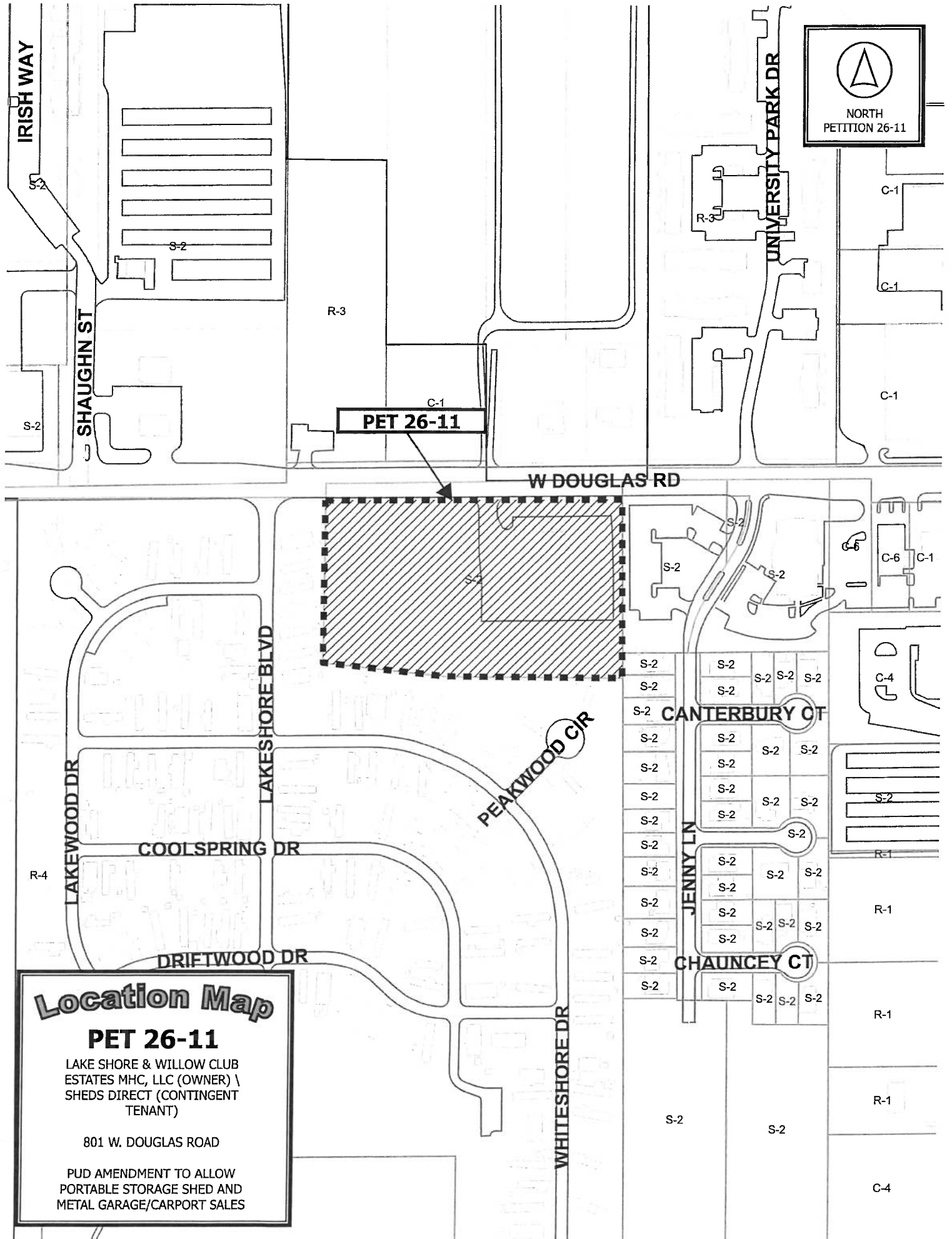
New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

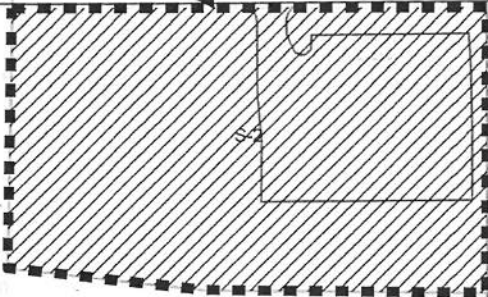






**PET 26-11**

W DOUGLAS RD



**Location Map**

**PET 26-11**

LAKE SHORE & WILLOW CLUB  
ESTATES MHC, LLC (OWNER) \  
SHEDS DIRECT (CONTINGENT  
TENANT)

801 W. DOUGLAS ROAD

PUD AMENDMENT TO ALLOW  
PORTABLE STORAGE SHED AND  
METAL GARAGE/CARPORT SALES

Deborah S. Block, IAMC, MMC

MAR 26 2026

City Clerk  
Mishawaka, IN

March 25, 2026

PF 25-15  
Received  
MAR 24 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

RE: Petition for Annexation and Zoning Classification

The undersigned B & B Holdings, 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 Southwest Quarter of Section 2, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana, described as: Beginning at the northeast corner of a parcel conveyed to Kim D. Tuttle, in Instrument Number 0165455, St. Joseph County Records; thence South 89° 56' 08" East on the north line of a parcel convey B & B Premier Holdings LLC, in Instrument Number 2024-28292 a distance of 440.00 feet to the northwest corner of a parcel conveyed to Niedbalski Real Estate, LLC, in Instrument Number 0559611, St. Joseph County Records, thence South 01° 00' 14" East on the west line of said parcel 236.84 feet; thence North 89° 56' 08" West 440.00 feet to the east line of said Kim D. Tuttle parcel; thence North 01°00'14" West on the east line of said parcel 236.48 feet to the point of beginning containing 2.39 acres more or less.

Subject to any and all easements and restrictions of record, or otherwise.

Subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

Subject to any facts that may be disclosed in a full and accurate title search

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located to the rear of the following properties 1622, 1628, 1640 and 1706 E. McKinley Avenue, Mishawaka, Indiana 46545 and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana with zoning classifications of C-1 General Commercial and R-3 Multi Family Residential, as defined in the following descriptions. Petitioners further state they intend to utilize said land for a restaurant and 3 proposed 3-story multi-family buildings, containing a total of 39 units.

**Legal description** (Parcel to be annexed into the City)

That part of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana, described as: Beginning at the northeast corner of a parcel conveyed to Kim D. Tuttle, in Instrument Number 0165455, St. Joseph County Records; thence South 89° 56' 08" East on the north line of a parcel convey B & B Premier Holdings LLC, in Instrument Number 2024-28292 a distance of 440.00 feet to the northwest corner of a parcel conveyed to Niedbalski Real Estate, LLC, in Instrument Number 0559611, St. Joseph County Records, thence South 01° 00' 14" East on the west line of said parcel 87.00 feet; thence North 89° 56' 08" West 440.00 feet to the east line of said Kim D. Tuttle parcel; thence North 01°00'14" West on the east line of said parcel 87.00 feet to the point of beginning containing 0.88 acres more or less.

Subject to any and all easements and restrictions of record, or otherwise.

Subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

Subject to any facts that may be disclosed in a full and accurate title search

**Legal Description (Parcel to be zoned C-1 General Commercial)**

That part of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana, described as: Beginning at the northeast corner of a parcel conveyed to Kim D. Tuttle, in Instrument Number 0165455, St. Joseph County Records; thence South 89° 56' 08" East on the north line of a parcel convey B & B Premier Holdings LLC, in Instrument Number 2024-28292 a distance of 124.93; thence South 01° 00' 14" East parallel with the east line of said Kim D. Tuttle parcel 87.00 feet; thence North 89° 56' 08" West 124.93 feet to the east line of said Kim D. Tuttle parcel; thence North 01°00'14" West on the east line of said parcel 87.00 feet to the point of beginning containing 0.25 acres more or less.

Subject to any and all easements and restrictions of record, or otherwise.

Subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

Subject to any facts that may be disclosed in a full and accurate title search

**Legal Description (Parcel to be zoned R-3 Multi Family Residential)**

That part of the Southwest Quarter of Section 2, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana, described as: Beginning South 00° 00' 14" East 124.93 feet from the northeast of a parcel conveyed to Kim D. Tuttle, in Instrument Number 0165455, St. Joseph County Records; thence South 89° 56' 08" East on the north line of a parcel convey B & B Premier Holdings LLC, in Instrument Number 2024-28292 a distance of 315.07 feet to the northwest corner of a parcel conveyed to Niedbalski Real Estate, LLC, in Instrument Number 0559611, St. Joseph County Records, thence South 01° 00' 14" East on the west line of said parcel 236.84 feet to the south line of said Section 2; thence North 89° 56' 08" West on said south line 315.07 feet; thence North 01° 00' 14" West parallel with the east line of said Kim D. Tuttle parcel 236.84 feet to the point of beginning containing 1.71 acres more or less.

Subject to any and all easements and restrictions of record, or otherwise.

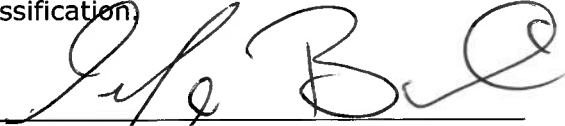
Subject to the rights of the public and of any governmental unit in any part thereof taken, used, or deeded for street, road, or highway purposes.

Subject to any facts that may be disclosed in a full and accurate title search

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the existing building to be renovated for a restaurant and the 3 proposed buildings for multi-family use.

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 C-1 General Commercial and R-3 Multi Family Residential zoning classification



B & B Holdings, LLC  
Stefan Bomsiak

Contact Person:

Wightman c/o Terance D. Lang, PS  
1402 Mishawaka Avenue  
South Bend, Indiana 46615  
574-233-1841  
TLang@GoWightman.com

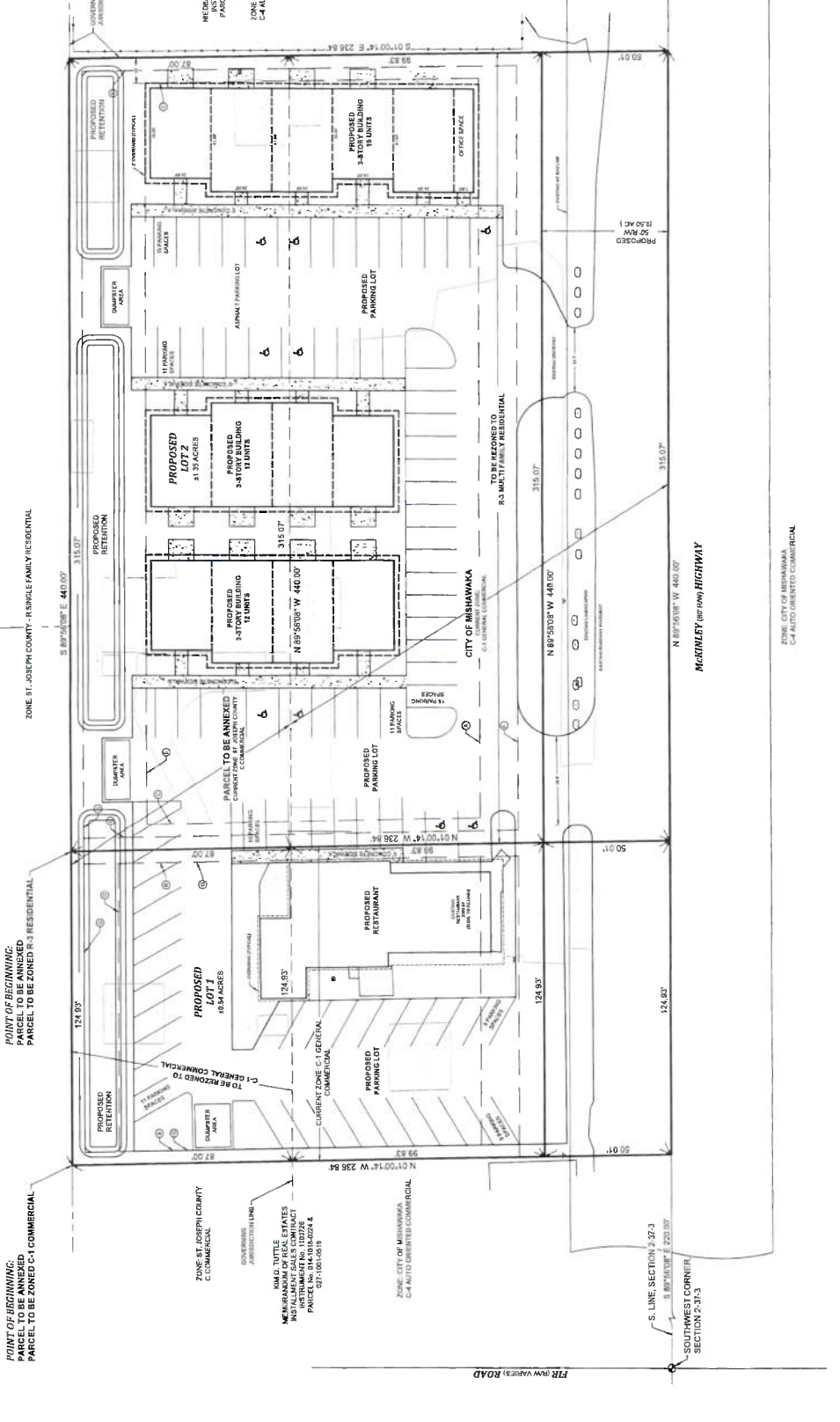
*Per 25.15*  
**Received**  
**MAR 24 2026**  
 Planning and  
 Community Development

**PRELIMINARY SITE PLAN**  
 (FOR ANNEXATION ONLY)

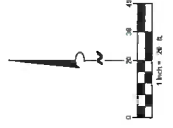
**PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 3 EAST,  
 PENN TOWNSHIP-ST. JOSEPH COUNTY, INDIANA.**

- NOTES:**
- OWNER: B & B PREMIER HOLDINGS, LLC  
 PO BOX 989 INDIANAPOLIS, IN 46206  
 DEED INSTRUMENT No: 2274 23292  
 016-0118-02201
  - CURRENT USE: SINGLE FAMILY, MOTEL, RESTAURANT SITE  
 COUNTY PARCELS: 2 SINGLE FAMILY RESIDENTIAL DISTRICT  
 COUNTY PARCELS: 1 SINGLE FAMILY RESIDENTIAL DISTRICT  
 4 PROPOSED LOTS: 1 - RESTAURANT LOT, 2 - MULTI FAMILY USE  
 5 MUNICIPAL WATER AND SANITARY SERVICE CURRENT SERVING BOTH PARCELS

- PARKING REQUIREMENT**
- C-1 COMMERCIAL DISTRICT  
 2992 SF OF GROSS FLOOR AREA = 36 SPACES REQUIRED  
 SUPPLIED: 30 SUPPLIED (CHANGCAP)
  - R-3 RESIDENTIAL DISTRICT  
 15 UNITS = 45 SPACES REQUIRED  
 SUPPLIED: 45 UNITS = 45 SPACES SUPPLIED (HANDICAP)
  - APARTMENT OFFICE SPACES = 3 SPACES SUPPLIED (HANDICAP)



- LEGEND**
- ① 25' FRONT YARD BUILDING SETBACK LINE
  - ② 25' SIDE YARD BUILDING SETBACK LINE
  - ③ 10' SIDE YARD BUILDING SETBACK LINE
  - ④ 15' REAR YARD BUILDING SETBACK LINE
  - ⑤ 15' FRONT YARD BUILDING SETBACK LINE
  - ⑥ 10' FRONT YARD PARKING SETBACK LINE
  - ⑦ 5' PARKING SETBACK LINE

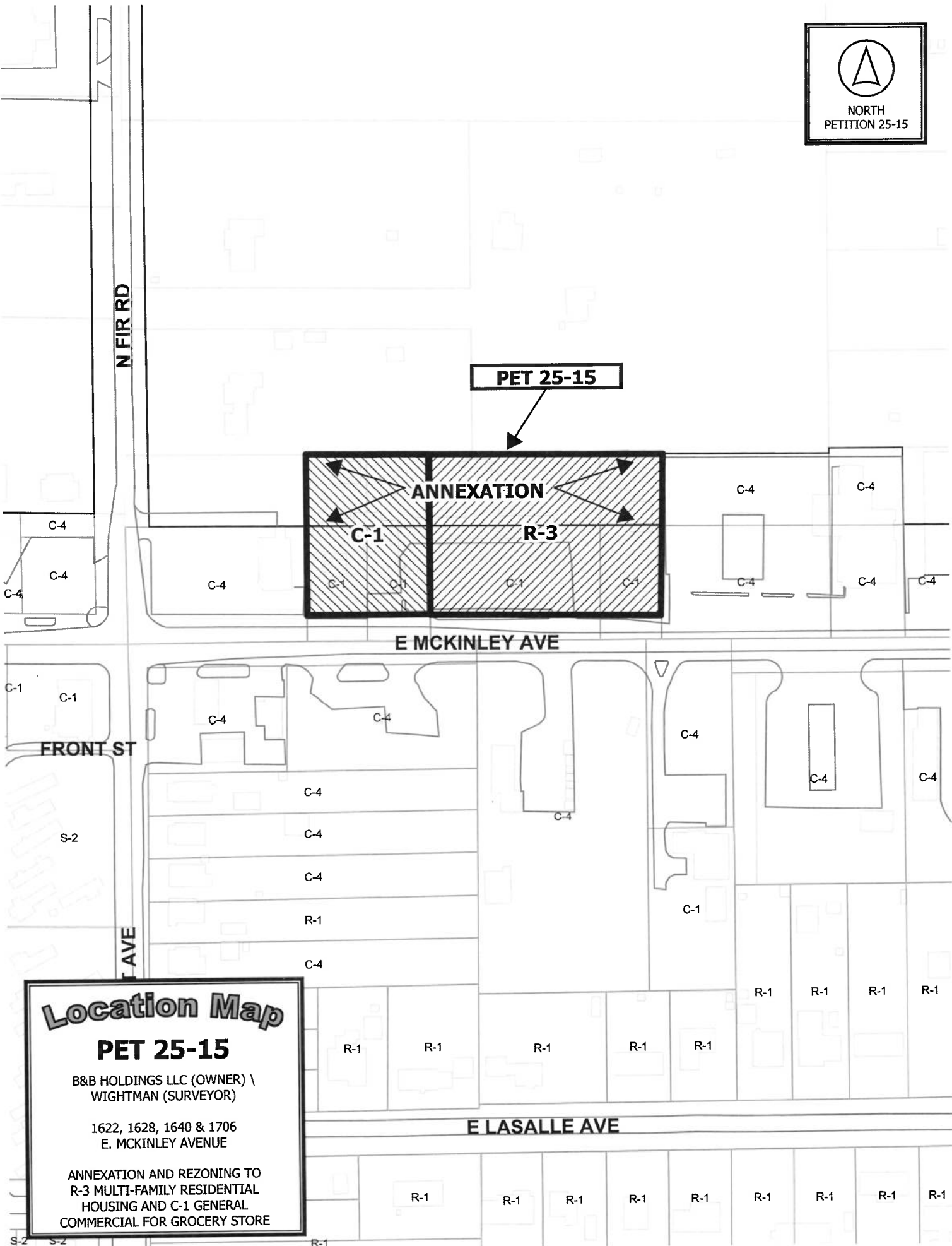
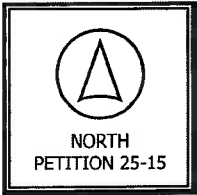


ZONE: CITY OF MISHAWAKA  
 C-4 AUTO ORIENTED COMMERCIAL

McKINLEY (McKinley Highway)

S. LINE, SECTION 2-37-3  
 SECTION 2-37-3

FIR (Paw Valley) ROAD



**Location Map**  
**PET 25-15**  
B&B HOLDINGS LLC (OWNER) \  
WIGHTMAN (SURVEYOR)  
1622, 1628, 1640 & 1706  
E. MCKINLEY AVENUE  
ANNEXATION AND REZONING TO  
R-3 MULTI-FAMILY RESIDENTIAL  
HOUSING AND C-1 GENERAL  
COMMERCIAL FOR GROCERY STORE



# City of Mishawaka

OFFICE OF THE CITY CLERK

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

## NOTICE OF HEARING

VACATION NO.	<u>2026 -01</u>
PETITION NO.	<u>2026-03</u>
DATE of HEARING	<u>04-13-26</u>
TIME of HEARING	<u>6:00PM</u>

**A petition has been filed by the petitioner Josette M. Shannon to vacate the public right-of-way described as:**

Right-of-Way Vacation North of the property located at 209 Towle Avenue.

NOTICE IS HEREBY GIVEN that a regular meeting of the Mishawaka Common Council will be held on April 13, 2026 at 6:00 pm in the Council Chambers, City Hall, 100 Lincolnway West, Mishawaka, Indiana. A Public hearing will be conducted on a proposed ordinance, at which time any interested person may appear, be represented by an agent, or present in writing any reasons they may have for the granting or denying of a proposed ordinance. You are requested to prepare your case in detail and present all evidence relating to this proposed ordinance at the time of the scheduled hearing.

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.

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

Raven Boston, Chief Deputy I      Michael Hixenbaugh, Chief Deputy II  
City Hall, 100 Lincolnway West Mishawaka, IN 46544-2241 (574) 258-1616 FAX (574) 258-1728  
E-mail: [dblock@Mishawaka.in.gov](mailto:dblock@Mishawaka.in.gov)      Website: [Mishawaka.in.gov](http://Mishawaka.in.gov)

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

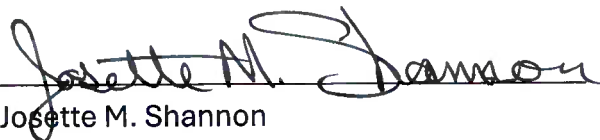
Re: Petition for Vacation of Public Right of Way

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

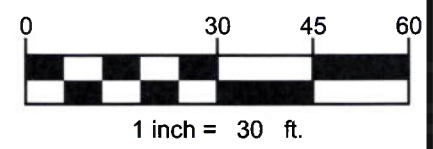
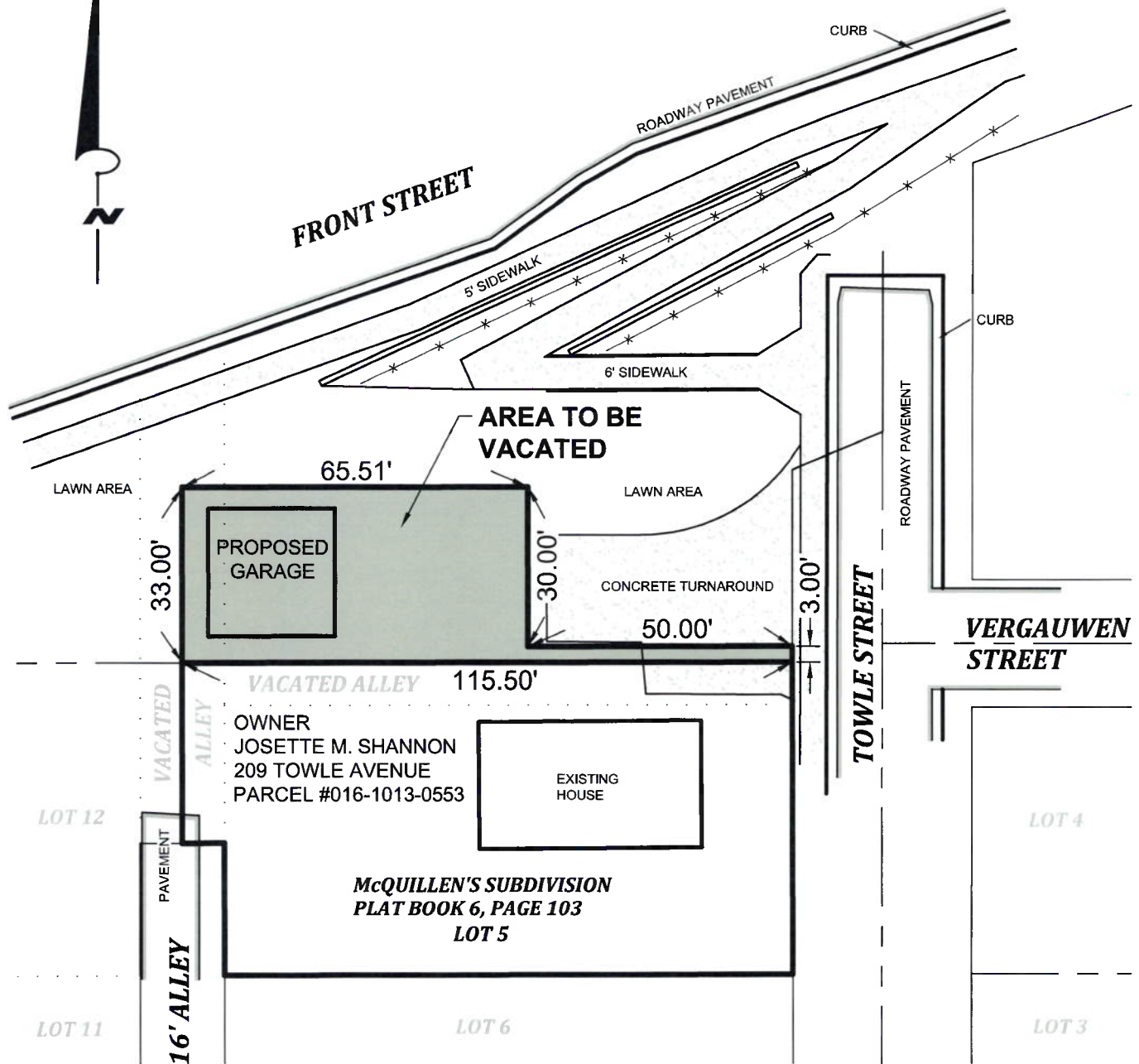
Contact person:

Wightman c/o Terry Lang  
1402 Mishawaka Avenue  
South Bend, Indiana 46615  
[tlang@gowightman.com](mailto: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:

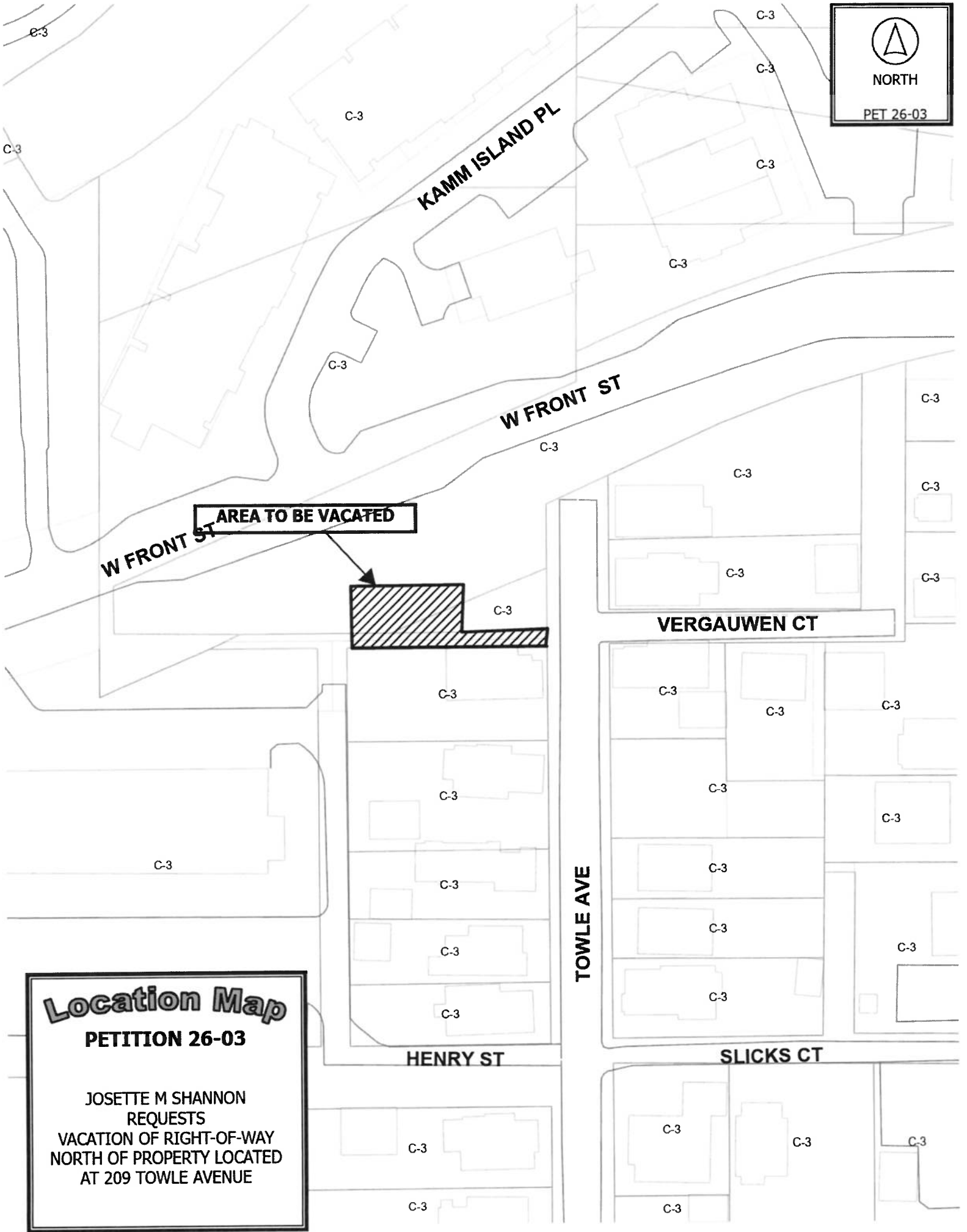
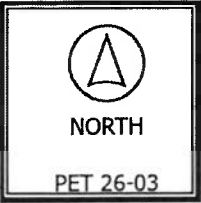
Commencing at the northeast corner of Lot 5 as shown on the recorded plat of McQuillen's Subdivision in the Office of the Recorder of St. Joseph County, Indiana in Plat Book 6, Page 103; thence Northerly on the west right of way line of Towle Street, a distance of 8 feet to the point of beginning; thence 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.



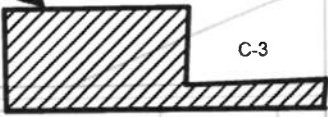
**W+ WIGHTMAN**  
 1670 LINCOLN RD. ALLEGAN, MI. 49010  
 269.673.8465  
 www.gowightman.com

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

SITE PLAN



**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



# City of Mishawaka

OFFICE OF THE CITY CLERK

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

## NOTICE OF HEARING

VACATION NO.	<u>2026 -02</u>
PETITION NO.	<u>2026-06</u>
DATE of HEARING	<u>04-13-26</u>
TIME of HEARING	<u>6:00PM</u>

**A petition has been filed by the Estate of Helen M. Seggerman to vacate the public right-of-way described as:**

Right-of-Way Vacation of 2.65 Acres located on the East side of Fir Road, North of University Park Drive, and South of Cleveland Road.

NOTICE IS HEREBY GIVEN that a regular meeting of the Mishawaka Common Council will be held on April 13, 2026 at 6:00 pm in the Council Chambers, City Hall, 100 Lincolnway West, Mishawaka, Indiana. A Public hearing will be conducted on a proposed ordinance, at which time any interested person may appear, be represented by an agent, or present in writing any reasons they may have for the granting or denying of a proposed ordinance. You are requested to prepare your case in detail and present all evidence relating to this proposed ordinance at the time of the scheduled hearing.

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.

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

Raven Boston, Chief Deputy I      Michael Hixenbaugh, Chief Deputy II  
City Hall, 100 Lincolnway West Mishawaka, IN 46544-2241 (574) 258-1616 FAX (574) 258-1728  
E-mail: dblock@Mishawaka.in.gov      Website: Mishawaka.in.gov

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](mailto: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 A. Harner, Attorney at Law*  
TERRY L. SEGGERMAN

*Cathy Peterson*  
*By Matthew A. 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](mailto: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

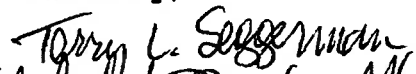
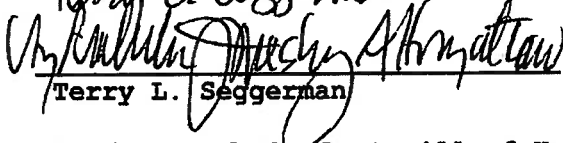
RE: Vacation of Right-of-Way request for Devisees of the  
last will of Helen M. Seggerman, deceased, subject to the rights of  
Terry L. Seggerman and Cathy Peterson as Co-personal Representatives  
of the estate of said decedent, being Estate No. 71J01-9303-ES-00116.


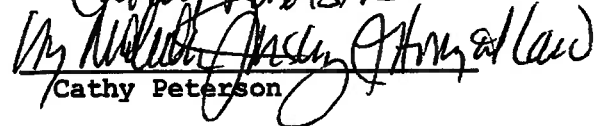
Dear Board Members,

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,

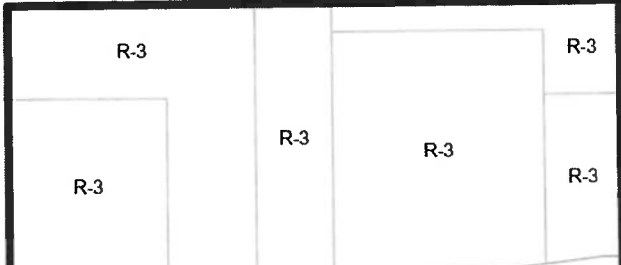
  
  
Terry L. Seggerman

  
  
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.

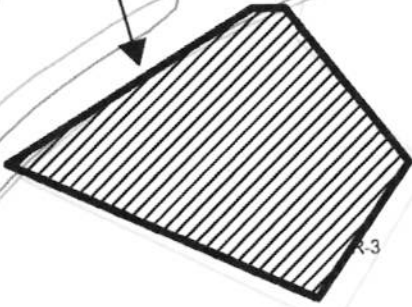
File No. 250255.3 "C" Md.





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



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

REBECCA S. MAGUIRE, IAMC, MMC

APR 09 2026

City Clerk  
Mishawaka, IN

Date: April 13, 2026  
To: Honorable Members of the Common Council  
From: Rebecca Maguire  
Re: **Presentment of Encumbered Funds**

As required, the encumbrance report is to be presented to the Council annually. Encumbrances occur when contracts are not completed or when invoices are not paid in the year they were budgeted. These earmarked dollars carry forward to next year's budget. Most are contractual or capital-related, as detailed in the attached report.

Please contact me with any questions.

c: David A. Wood, Mayor

APR 09 2026

City Clerk  
Mishawaka, IN

ENCUMBRANCES		PAGE-1	
The following appropriations which have been encumbered (carried forward by contract or purchase order) by this unit from the 2025 budget Year to the 2026 Budget year, identified by Fund, Department or Function, and by Major Budget classification as applicable.			
County	Saint Joseph	Unit Name	Mishawaka
514	2026	71	Date - 03/31/2026
ID	YEAR	CO	
			<b>DEPARTMENT</b>
<b>FUND: GENERAL</b>			<b>MAYOR</b>
		01	
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	\$656.13
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$656.13
<b>FUND: GENERAL</b>			<b>CONTROLLER</b>
		02	
	100000	PERSONAL SERVICES	\$2,316.96
	200000	SUPPLIES	\$224.70
	300000	OTHER SERVICES AND CHARGES	\$112,596.21
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$115,137.87
<b>FUND: GENERAL</b>			<b>CLERK</b>
		03	
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	\$40.66
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$40.66
<b>FUND: GENERAL</b>			<b>HUMAN RESOURCES</b>
		04	
	100000	PERSONAL SERVICES	\$197.80
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	\$1,510.50
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$1,708.30
<b>FUND: GENERAL</b>			<b>INFORMATION TECHNOLOGY</b>
		05	
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	\$131.31
	300000	OTHER SERVICES AND CHARGES	\$162.59
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$293.90
<b>FUND: GENERAL</b>			<b>CITY COUNCIL</b>
		07	
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	\$182.97
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$182.97

ENCUMBRANCES		PAGE-2	
The following appropriations which have been encumbered (carried forward by contract or purchase order) by this unit from the 2024 budget Year to the 2025 Budget year, identified by Fund, Department or Function, and by Major Budget classification as applicable.			
County	Saint Joseph	Unit Name	Mishawaka
514	2025	71	Date- 03/26/2025
ID	YEAR	CO	
			<b>DEPARTMENT</b>
<b>FUND: GENERAL</b>			<b>ENGINEERING</b>
		13	
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	\$40.66
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$40.66
<b>FUND: GENERAL</b>			<b>FIRE</b>
		19	
	100000	PERSONAL SERVICES	\$68,177.67
	200000	SUPPLIES	\$53,826.52
	300000	OTHER SERVICES AND CHARGES	\$72,408.74
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$194,412.93
<b>FUND: GENERAL</b>			<b>POLICE</b>
		20	
	100000	PERSONAL SERVICES	\$55,988.46
	200000	SUPPLIES	\$8,392.92
	300000	OTHER SERVICES AND CHARGES	\$10,520.63
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$74,902.01
<b>FUND: GENERAL</b>			<b>BUILDING</b>
		15	
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00
<b>FUND: GENERAL</b>			<b>CENTRAL SERVICES</b>
		22	
	100000	PERSONAL SERVICES	\$30,287.04
	200000	SUPPLIES	\$9,070.28
	300000	OTHER SERVICES AND CHARGES	\$19,117.75
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$58,475.07
<b>FUND: GENERAL</b>			<b>PLANNING</b>
		21	
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00

**ENCUMBRANCES PAGE-3**

The following appropriations which have been encumbered (carried forward by contract or purchase order) by this unit from the 2024 budget Year to the 2025 Budget year, identified by Fund, Department or Function, and by Major Budget classification as applicable.

County	Saint Joseph	Unit Name	Mishawaka
514	2025	71	Date- 03/26/2025
ID	YEAR	CO	
			<b>DEPARTMENT</b>
	<b>FUND: GENERAL</b>	<b>06</b>	<b>LAW</b>
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00
	<b>FUND: GENERAL</b>	<b>14</b>	<b>CODE</b>
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	\$258.97
	300000	OTHER SERVICES AND CHARGES	\$224.70
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$483.67
	<b>FUND: GENERAL</b>	<b>28</b>	<b>REDEVELOPMENT</b>
	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00
	<b>FUND: GENERAL</b>		
	100000	PERSONAL SERVICES	\$156,967.93
	200000	SUPPLIES	\$71,945.36
	300000	OTHER SERVICES AND CHARGES	\$217,420.88
	400000	CAPITAL OUTLAY	\$0.00
	9999	TOTAL	\$446,334.17
			393K

ENCUMBRANCES		PAGE-4	
The following appropriations which have been encumbered (carried forward by contract or purchase order)			
by this unit from the 2024 budget Year to the 2025 Budget year, identified by Fund, Department			
or Function, and by Major Budget classification as applicable.			
County	Saint Joseph	Unit Name	Mishawaka
514	2025	71	Date- 03/26/2025
ID	YEAR	CO	
<b>FUND: MOTOR VEHICLE HIGHWAY</b>			
2201	100000	PERSONAL SERVICES	\$90,195.89
	200000	SUPPLIES	\$6,400.39
	300000	OTHER SERVICES AND CHARGES	\$430.22
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$97,026.50
<b>FUND: LOCAL ROAD AND STREET</b>			
2202	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	\$182,570.31
	9999	TOTAL	\$182,570.31
<b>FUND: PARK AND RECREATION</b>			
2204	100000	PERSONAL SERVICES	\$71,125.36
	200000	SUPPLIES	\$8,558.14
	300000	OTHER SERVICES AND CHARGES	\$106,226.20
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$185,909.70
<b>FUND: LAW ENFORCEMENT CONTINUING EDUCATION</b>			
2228	100000	PERSONAL SERVICES	
	200000	SUPPLIES	\$1,061.00
	300000	OTHER SERVICES AND CHARGES	\$2,089.46
	400000	CAPITAL OUTLAY	\$9,938.00
	9999	TOTAL	\$13,088.46
<b>FUND: PUBLIC SAFETY LOIT</b>			
2240	100000	PERSONAL SERVICES	
	200000	SUPPLIES	\$6,840.45
	300000	OTHER SERVICES AND CHARGES	\$91,240.13
	400000	CAPITAL OUTLAY	\$114,968.42
	9999	TOTAL	\$213,049.00
<b>FUND: PARK NON REVERTING</b>			
2211	100000	PERSONAL SERVICES	
	200000	SUPPLIES	\$10,357.09
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$10,357.09

ENCUMBRANCES		PAGE-5	
The following appropriations which have been encumbered (carried forward by contract or purchase order) by this unit from the 2024 budget Year to the 2025 Budget year, identified by Fund, Department or Function, and by Major Budget classification as applicable.			
County	Saint Joseph	Unit Name	Mishawaka
514	2025	71	Date- 03/26/2025
ID	YEAR	CO	
<b>FUND: MVHR</b>			
2203	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00
<b>FUND: ARPA</b>			
2403	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00
<b>FUND: LOCAL ROAD &amp; BRIDGE MATCHING GRANT</b>			
2404	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	\$377,275.52
	400000	CAPITAL OUTLAY	
	9999	TOTAL	
<b>FUND: CUMULATIVE CAPITAL DEVELOPMENT</b>			
4402	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	\$32,633.81
	400000	CAPITAL OUTLAY	\$106,145.40
	9999	TOTAL	\$138,779.21
<b>FUND: CEDIT</b>			
2209	100000	PERSONAL SERVICES	
	200000	SUPPLIES	\$25,545.16
	300000	OTHER SERVICES AND CHARGES	\$355,178.82
	400000	CAPITAL OUTLAY	\$1,126,582.82
	9999	TOTAL	\$1,507,306.80
<b>FUND: CUMULATIVE SEWER</b>			
4428	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00

ENCUMBRANCES		PAGE-6	
The following appropriations which have been encumbered (carried forward by contract or purchase order) by this unit from the 2024 budget Year to the 2025 Budget year, identified by Fund, Department or Function, and by Major Budget classification as applicable.			
County	Saint Joseph	Unit Name	Mishawaka
514	2025	71	Date- 03/26/2025
ID	YEAR	CO	
FUND: EMS			
703	100000	PERSONAL SERVICES	
	200000	SUPPLIES	
	300000	OTHER SERVICES AND CHARGES	
	400000	CAPITAL OUTLAY	
	9999	TOTAL	\$0.00
TOTALS:			
	100000	PERSONAL SERVICES	\$318,289.18
	200000	SUPPLIES	\$130,707.59
	300000	OTHER SERVICES AND CHARGES	\$1,182,495.04
	400000	CAPITAL OUTLAY	\$1,540,204.95
	9999	TOTAL	\$3,171,696.76

*Rebecca S. Maguire*  
*3/31/2026*



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

Deborah S. Block, IAMC, MMC

APR 09 2026

City Clerk  
Mishawaka, IN

Date: April 13, 2026  
To: Honorable Members of the Common Council  
From: Rebecca Maguire  
Re: **Presentment of voided two-year-old checks**

Under IC 5-11-10.5, all checks outstanding and unpaid for two years as of December 31st are voided and must be presented at a public meeting. Please find the accompanying report. No action by the council is required.

Please contact me with any questions.

c: David A. Wood, Mayor

CITY OF MISHAWAKA  
**Payment Register**

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Transacti
LCGN - LCB GENERAL						Deborah S. Block, IAMC, MMC
<u>Check</u>						APR 09 2026
						City Clerk Mishawaka, IN
86826	01/24/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$295.00
87334	02/21/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$3,400.00
88108	03/21/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$15.00
91534	08/08/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$571.80
92917	10/03/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$142.34
92943	10/03/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$571.80
93003	10/03/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$76.24
93004	10/03/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$413.29
93046	10/03/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$9.99
93774	10/31/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount
	1101 - General				1101.101 (Cash- Lake City-7322)	\$9.00
93798	10/31/2023	Open			Accounts Payable	
	Paying Fund				Cash Account	Amount

CITY OF MISHAWAKA  
**Payment Register**

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

1101 - General

1101.101 (Cash- Lake City-7322)

\$50.00

**TOTAL (GENERAL)**

\$50.00

86511	01/10/2023	Open	Accounts Payable	
			Cash Account	Amount
			2204 - Park and Recreation - Operating	2204.101 (Cash- Lake City-7322)
				\$49.00
95107	12/28/2023	Open	Accounts Payable	
			Cash Account	Amount
			2204 - Park and Recreation - Operating	2204.101 (Cash- Lake City-7322)
				\$64.51

**TOTAL (PARK MISC)**

86389	01/10/2023	Open	Accounts Payable	
			Cash Account	Amount
			6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)
				\$75.11
86404	01/10/2023	Open	Accounts Payable	
			Cash Account	Amount
			6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)
				\$8.75
86410	01/10/2023	Open	Accounts Payable	
			Cash Account	Amount
			6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)
				\$0.67
86414	01/10/2023	Open	Accounts Payable	
			Cash Account	Amount
			6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)
				\$0.81
86424	01/10/2023	Open	Accounts Payable	
			Cash Account	Amount
			6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)
				\$32.24
86428	01/10/2023	Open	Accounts Payable	
			Cash Account	Amount

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.05
86429	01/10/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$109.48
86538	01/10/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$31.42
86657	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$20.49
86662	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$45.79
86664	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$220.00
86672	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$6,118.02
86673	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$3,000.75
86680	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$40.43
86682	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$21.64
86711	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$21.01
86720	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$22.76
86721	01/24/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$88.02
86980	02/07/2023	Open	Accounts Payable	

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$12.26
86989	02/07/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$75.81
86999	02/07/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$82.56
87000	02/07/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$15.49
87003	02/07/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$54.17
87007	02/07/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$68.01
87010	02/07/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$43.84
87253	02/21/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$61.46
87266	02/21/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$380.00
87274	02/21/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$177.23
87284	02/21/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$154.75
87293	02/21/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.18
87299	02/21/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$1,073.18

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

87301	02/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$39.99
87303	02/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$139.18
87310	02/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$74.67
87576	03/07/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$18.36
87582	03/07/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$0.19
87866	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$82.85
87871	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$50.48
87882	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$14.53
87901	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$100.00
87902	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$11.14
87908	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$78.74
87909	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$220.69
87932	03/21/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$47.76
87947	03/21/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$17.58
87948	03/21/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$81.80
87964	03/21/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$13.76
87970	03/21/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$72.19
87980	03/21/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$30.93
87988	03/21/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$125.94
87990	03/21/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$10.98
88229	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$1.04
88232	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$70.57
88262	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$19.70
88270	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$32.56
88279	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$75.91
88284	04/04/2023	Open	Accounts Payable	

CITY OF MISHAWAKA  
**Payment Register**

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$11.39
88291	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$63.18
88295	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$51.04
88300	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$6.25
88302	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$94.89
88306	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$178.85
88310	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$65.56
88330	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$79.91
88334	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$12.24
88340	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$11.45
88341	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$93.88
88342	04/04/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$20.11
88541	04/18/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$57.54

**Payment Register**

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

88544	04/18/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$4.38
88547	04/18/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$2.99
88553	04/18/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$0.06
88559	04/18/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$33.14
88563	04/18/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$20.70
88573	04/18/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$163.22
88581	04/18/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$4.57
88873	05/02/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$164.47
88901	05/02/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$457.31
88914	05/02/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$39.98
88920	05/02/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$154.64
88921	05/02/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$69.43
88925	05/02/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

88934	6301 - Electric Utility Operating	05/02/2023	Open	6301.101 (Cash- Lake City-7322)	\$39.40
				Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$151.74
88938	05/02/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$59.09
88939	05/02/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$6.64
89173	05/10/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$39.19
89215	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$48.54
89233	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$82.82
89242	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$415.00
89251	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$50.77
89258	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$2.66
89265	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$159.73
89267	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$10.18
89276	05/16/2023	Open		Accounts Payable	
	Paying Fund			Cash Account	Amount
	6301 - Electric Utility Operating			6301.101 (Cash- Lake City-7322)	\$31.10
89294	05/16/2023	Open		Accounts Payable	

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$62.46
89329	05/16/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$25.34
89335	05/16/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$7.27
89336	05/16/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$115.05
89632	05/30/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$25.93
89654	05/30/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$256.38
89656	05/30/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$77.36
89669	05/30/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$1.55
89674	05/30/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$68.66
89882	06/13/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$39.63
89902	06/13/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$27.51
89913	06/13/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$15.43
89939	06/13/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$32.10

**Payment Register**

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

89943	06/13/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$57.60
89944	06/13/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$34.43
89961	06/13/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$56.72
90238	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$22.66
90246	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$84.95
90257	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$2.38
90268	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$31.09
90271	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$75.68
90277	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$102.21
90289	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$70.54
90291	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$3.70
90294	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$55.56
90308	06/27/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$2.36
90330	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$8.49
90334	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$86.21
90341	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.27
90342	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$4.53
90348	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$85.39
90357	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.77
90372	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.69
90379	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$181.16
90396	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$764.18
90402	06/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$74.34
90677	07/11/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$40.21
90684	07/11/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$3.20
90687	07/11/2023	Open	Accounts Payable	

CITY OF MISHAWAKA  
**Payment Register**

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$7.48
90703	07/11/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$3.74
90720	07/11/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.80
90731	07/11/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$29.63
90743	07/11/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$0.66
91000	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$75.70
91003	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$88.87
91011	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$65.87
91012	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$68.46
91013	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$81.14
91015	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$24.14
91019	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$61.44
91023	07/25/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$45.17

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

91024	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$1.04
91030	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$0.49
91040	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$30.21
91043	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$32.67
91044	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$207.38
91051	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$1.67
91055	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$48.21
91075	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$0.52
91092	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$5.69
91108	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$5.18
91118	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$64.52
91131	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$33.53
91133	07/25/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$11.15
91136	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$328.22
91140	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$109.33
91144	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$20.77
91147	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$60.56
91152	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$20.89
91166	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$15.37
91168	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$57.43
91173	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$6.91
91176	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$132.30
91191	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$13.62
91193	07/25/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$2.41
91456	08/08/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$34.76
91460	08/08/2023	Open	Accounts Payable	

**Payment Register**

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$44.11
91470	08/08/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$4.94
91476	08/08/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$21.53
91484	08/08/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$29.80
91500	08/08/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$49.90
91773	08/22/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$1.50
91775	08/22/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$45.20
91778	08/22/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$123.18
91798	08/22/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$6.28
91820	08/22/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$6.28
92309	09/19/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$181.04
92331	09/19/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$150.00
92338	09/19/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$1,814.65

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

92343	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$132.04
92352	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$65.26
92354	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$62.51
92357	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$0.37
92367	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$66.90
92376	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$65.45
92382	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$78.44
92390	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$26.87
92399	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$71.29
92422	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$9.27
92435	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$7.56
92436	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$11.51
92448	09/19/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

92460	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$143.38
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92472	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$234.06
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92473	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$55.65
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92477	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$20.96
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92480	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$32.12
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92496	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$17.47
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92500	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$180.70
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92513	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$39.16
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92541	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$24.46
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92569	6301 - Electric Utility Operating	09/19/2023	Open	6301.101 (Cash- Lake City-7322)	\$1.21
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92842	6301 - Electric Utility Operating	10/03/2023	Open	6301.101 (Cash- Lake City-7322)	\$54.01
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92856	6301 - Electric Utility Operating	10/03/2023	Open	6301.101 (Cash- Lake City-7322)	\$55.45
				Accounts Payable	
	Paying Fund			Cash Account	Amount
92860	6301 - Electric Utility Operating	10/03/2023	Open	6301.101 (Cash- Lake City-7322)	\$155.05
				Accounts Payable	

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$20.48
92866	10/03/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$131.96
92869	10/03/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$16.47
93154	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$14.95
93161	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$25.78
93164	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$76.25
93201	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$10.41
93204	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$68.23
93208	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$1.36
93209	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$43.43
93215	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$607.52
93242	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$5.97
93246	10/17/2023 Open	Accounts Payable	
	Paying Fund	Cash Account	Amount
	6301 - Electric Utility Operating	6301.101 (Cash- Lake City-7322)	\$62.66

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

93531	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$637.80
93532	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$44.77
93544	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$158.47
93557	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$91.23
93559	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$2,149.26
93561	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$167.82
93562	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$26.59
93575	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$9.63
93591	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$84.15
93608	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$46.01
93613	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$1.43
93617	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)		\$46.41
93630	10/31/2023	Open	Accounts Payable		
	Paying Fund		Cash Account		Amount

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$63.69
93638	10/31/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$31.30
93640	10/31/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$76.06
93641	10/31/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$59.88
93864	11/14/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$343.59
93867	11/14/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.38
93899	11/14/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$90.35
93900	11/14/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$37.40
94196	11/28/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$100.00
94221	11/28/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$7.53
94230	11/28/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$90.04
94232	11/28/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$328.57
94440	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$15.81
94447	12/12/2023	Open	Accounts Payable	

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$100.39
94451	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$45.68
94461	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$57.91
94469	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$100.00
94473	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$32.47
94521	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$0.84
94534	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$84.44
94544	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$20.23
94550	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$11.98
94563	12/12/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$56.04
94826	12/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$429.57
94828	12/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$56.70
94858	12/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$42.03

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

94864	12/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$13.87
94875	12/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$84.17
94878	12/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$62.44
94881	12/27/2023	Open	Accounts Payable	
	Paying Fund		Cash Account	Amount
	6301 - Electric Utility Operating		6301.101 (Cash- Lake City-7322)	\$135.74

OVERPAYMENT REFUNDS \$32

GRAND TOTAL **\$37,7**

# Payment Register

From Payment Date: 1/1/2023 - To Payment Date: 12/31/2023

Type Check Totals:

LCGN - LCB GENERAL Totals

276 Transactions

Checks	Status	Count	Transaction Amount
	Open	276	\$37,733.55
	Total	276	\$37,733.55

All	Status	Count	Transaction Amount
	Open	276	\$37,733.55
	Total	276	\$37,733.55

Grand Totals:

Checks	Status	Count	Transaction Amount
	Open	276	\$37,733.55
	Total	276	\$37,733.55

All	Status	Count	Transaction Amount
	Open	276	\$37,733.55
	Total	276	\$37,733.55



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

Deborah S. Block, IAC, MMC

APR 09 2026

City Clerk  
Mishawaka, IN

Date: April 13, 2026  
To: Honorable Members of the Common Council  
From: Rebecca Maguire  
Re: **Presentment of Activities of the Redevelopment  
Commission for the Previous Year**

Under IC 36-7-14-13, the Commission must file all activities for each allocation area during the previous year with the executive, fiscal, and Local Government Finance bodies. As the Treasurer of the Redevelopment Commission, please find the accompanying report.

Please contact me with any questions.

c: David A. Wood, Mayor  
Ken Prince, Executive Director



**Mishawaka Civil City St. Joseph County  
Mishawaka Redevelopment Commission  
Report on the Activities of 2025**

Deborah S. Block, IAMC, MMC

APR 09 2026

City Clerk  
Mishawaka, IN

**Personnel**

<u>Name</u>	<u>Title</u>
Janet Whitfield-Hyduk	President
Lindsey Jon Kintner	Vice President
Kris Ermeti	Secretary
Mike Bellovich	Member
Laura Dennison	Member
Bill Pemberton	Advisory Member

**Employees**

<u>Name</u>	<u>Amount/Salary</u>
Roger Shields	\$68,244.00
Laura Viramontes	\$62,597.00
Marilyn Nelum-Jones	\$49,834.00
Ken Prince	\$105,000.00
Rebecca Maguire	\$105,000.00

**TIF District Expenditures & Revenues**

<u>TIF District</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Fund Balance</u>
T71623 - Mishawaka Consolidated	\$23,510,103.30	\$15,216,817.00	\$27,031,465.21
T71624 - Mish Sports Facility Area	\$202,478.58	\$0.00	\$202,478.58
T71625 - Mishawaka Ironworks Phase 2	\$0.00	\$0.00	
T71626 - Block 200 (Grandview)	\$0.00	\$0.00	

**Redevelopment Expenditures**

<u>Category</u>	<u>Subcategory</u>	<u>Description</u>	<u>Amount</u>
Services and Charges	Professional Services	Cedar Bridge widening	\$450,991.91
Services and Charges	Professional Services	Long Term Control Plan	\$273,698.31
Services and Charges	Professional Services	Kamm Island	\$6,167.61
Services and Charges	Professional Services	Normain Park	\$424,811.98
Services and Charges	Professional Services	Veterans Parkway Utility Project	\$409,532.33
Services and Charges	Professional Services	West St Connector	\$27,556.57
Services and Charges	Professional Services	Misc charges	\$361,771.59
Services and Charges	Professional Services	12th St Improvements	\$1,788,880.80
Services and Charges	Professional Services	Wilson Park Improvements	\$23,700.00
Services and Charges	Utility Services	Starboard Marine OPL	\$542.83
Services and Charges	Other Services and Charge	Liberty/Mish Ave Redevelopment	\$80,006.75
Services and Charges	Other Services and Charge	1554 E McKinley	\$28,576.00
Capital Outlays	Other Capital Outlays	Front, Main, Church Improvements	\$81,240.13
Capital Outlays	Other Capital Outlays	Fire St #2	\$819,200.44
Capital Outlays	Other Capital Outlays	Hill St and 1st St parking	\$101,112.33
Capital Outlays	Other Capital Outlays	Central Motor Pool demo	\$192,442.24
Capital Outlays	Other Capital Outlays	Battell Park/Veteran's Plaza	\$56,668.66
Capital Outlays	Other Capital Outlays	Crawford Park	\$36,043.77
Capital Outlays	Other Capital Outlays	New City Hall IT, Furnishings, misc	\$5,770.23
Capital Outlays	Other Capital Outlays	Dodge project	\$70,418.34
Capital Outlays	Other Capital Outlays	Union St Widening	\$1,570,772.23
Capital Outlays	Other Capital Outlays	TIF xfr to Sewer	\$2,760,000.00
Capital Outlays	Construction	Veterans Parkway Ph IIA	\$233,332.95
Capital Outlays	Construction	Veterans Parkway Extended	\$53,000.00
Capital Outlays	Construction	Riverwalk Ext Race to Cedar	\$68,996.67

**Expenditures page 2**

<u>Category</u>	<u>Subcategory</u>	<u>Description</u>	<u>Amount</u>
Capital Outlays	Construction	Riverwalk Ph IV	\$478,861.74
Debt Service	Payments on Bonds and (	2021 Lease Revenue bond	\$2,170,920.59
Debt Service	Payments on Bonds and (	Battell Center bond	\$53,300.00
Debt Service	Payments on Bonds and (	Ironworks Phase II	<del>\$2,588,500.00</del>
			\$15,216,817.00

**DEBT**

**Redevelopment Bond 2015 (Battell Center)**

Amount owed: \$635,000.00  
 Amount paid: \$53,300.00

**Lease Rental Revenue Bonds of 2021 (Stimulus)**

Amount owed: \$32,210,000.00  
 Amount paid: \$5,083,500.00

<u>Date</u>	<u>Period Total</u>	<u>Paid in 2025</u>	<u>Date</u>	<u>Period Total</u>	<u>Paid in 2025</u>
8/1/2015	\$27,556.00		2/1/2022	\$1,607,000.00	
2/1/2016	\$24,750.00		8/1/2022	\$1,351,500.00	
8/1/2016	\$24,600.00		2/1/2023	\$1,351,500.00	
2/1/2017	\$24,450.00		8/1/2023	\$2,544,500.00	
8/1/2017	\$24,300.00		2/1/2024	\$2,544,500.00	
2/1/2018	\$24,150.00		8/1/2024	\$2,545,000.00	
8/1/2018	\$24,000.00		2/1/2025	\$2,545,000.00	X
2/1/2019	\$28,850.00		8/1/2025	\$2,538,500.00	X
8/1/2019	\$23,650.00		2/1/2026	\$2,538,500.00	
2/1/2020	\$28,500.00		8/1/2026	\$2,526,000.00	
8/1/2020	\$23,300.00		2/1/2027	\$2,526,000.00	
2/1/2021	\$28,150.00		8/1/2027	\$2,491,500.00	
8/1/2021	\$22,950.00		2/1/2028	\$2,491,500.00	
2/1/2022	\$27,800.00		8/1/2028	\$2,479,000.00	
8/1/2022	\$22,600.00		2/1/2029	\$2,479,000.00	
2/1/2023	\$27,450.00		8/1/2029	\$2,479,500.00	
8/1/2023	\$22,250.00		2/1/2030	\$2,479,500.00	
2/1/2024	\$27,100.00		8/1/2030	\$2,475,000.00	
8/1/2024	\$21,900.00		2/1/2031	\$2,475,000.00	
2/1/2025	\$26,750.00	X	8/1/2031	\$2,475,500.00	
8/1/2025	\$26,550.00	X	2/1/2032	\$2,475,500.00	
2/1/2026	\$26,350.00		8/1/2032	\$2,475,000.00	
8/1/2026	\$26,150.00		2/1/2033	\$2,475,000.00	
2/1/2027	\$25,950.00				
8/1/2027	\$25,750.00				
2/1/2028	\$25,550.00				
8/1/2028	\$25,350.00				
2/1/2029	\$25,150.00				
8/1/2029	\$24,950.00				
2/1/2030	\$24,750.00				
8/1/2030	\$24,550.00				
2/1/2031	\$24,350.00				
8/1/2031	\$24,150.00				
2/1/2032	\$23,950.00				
8/1/2032	\$23,750.00				
2/1/2033	\$28,550.00				
8/1/2033	\$23,300.00				
2/1/2034	\$28,100.00				
8/1/2034	\$22,850.00				
2/1/2035	\$27,650.00				
8/1/2035	\$22,400.00				
2/1/2036	\$27,200.00				
8/1/2036	\$21,950.00				
2/1/2037	\$26,750.00				
8/1/2037	\$26,500.00				
2/1/2038	\$26,250.00				
8/1/2038	\$26,000.00				
2/1/2039	\$25,750.00				
8/1/2039	\$25,500.00				
2/1/2040	\$25,250.00				

DEBT page 2

**Sports Facility Project 2023**

Amount owed: \$35,465,000.00  
 Amount paid: \$480,000.00

**Ironworks Phase II Project 2023**

Amount owed: \$10,306,000.00  
 Amount paid: \$772,950.00

<u>Date</u>	<u>Period Total</u>	<u>Paid In 2025</u>
8/1/2025	\$480,000.00	X
2/1/2026	\$1,439,000.00	
8/1/2026	\$1,436,500.00	
2/1/2027	\$1,436,500.00	
8/1/2027	\$1,438,000.00	
2/1/2028	\$1,438,000.00	
8/1/2028	\$1,437,500.00	
2/1/2029	\$1,437,500.00	
8/1/2029	\$1,438,500.00	
2/1/2030	\$1,438,500.00	
8/1/2030	\$1,440,000.00	
2/1/2031	\$1,440,000.00	
8/1/2031	\$1,440,000.00	
2/1/2032	\$1,440,000.00	
8/1/2032	\$1,438,000.00	
2/1/2033	\$1,438,000.00	
8/1/2033	\$1,438,500.00	
2/1/2034	\$1,438,500.00	
8/1/2034	\$1,439,500.00	
2/1/2035	\$1,439,500.00	
8/1/2035	\$1,440,000.00	
2/1/2036	\$1,440,000.00	
8/1/2036	\$1,438,000.00	
2/1/2037	\$1,438,000.00	
8/1/2037	\$1,438,000.00	
2/1/2038	\$1,438,000.00	
8/1/2038	\$1,438,000.00	
2/1/2039	\$1,438,000.00	
8/1/2039	\$1,436,500.00	
2/1/2040	\$1,436,500.00	
8/1/2040	\$1,439,500.00	
2/1/2041	\$1,439,500.00	
8/1/2041	\$1,437,000.00	
2/1/2042	\$1,437,000.00	
8/1/2042	\$1,439,000.00	
2/1/2043	\$1,439,000.00	
8/1/2043	\$1,439,500.00	
2/1/2044	\$1,439,500.00	
8/1/2044	\$1,438,000.00	
2/1/2045	\$1,438,000.00	
8/1/2045	\$1,437,500.00	
2/1/2046	\$1,437,500.00	
8/1/2046	\$1,437,500.00	

<u>Date</u>	<u>Period Total</u>	<u>Paid In 2025</u>
2/1/2024	\$203,973.00	
8/1/2024	\$386,475.00	
2/1/2025	\$386,475.00	X
8/1/2025	\$386,475.00	X
2/1/2026	\$386,475.00	
8/1/2026	\$386,475.00	
2/1/2026	\$386,475.00	
8/1/2026	\$386,475.00	
2/1/2026	\$386,475.00	
8/1/2027	\$424,475.00	
2/1/2028	\$424,050.00	
8/1/2028	\$431,587.00	
2/1/2029	\$431,788.00	
8/1/2029	\$439,912.00	
2/1/2030	\$439,663.00	
8/1/2030	\$447,337.00	
2/1/2031	\$447,638.00	
8/1/2031	\$454,825.00	
2/1/2032	\$454,638.00	
8/1/2032	\$463,337.00	
2/1/2033	\$462,587.00	
8/1/2033	\$470,725.00	
2/1/2034	\$471,413.00	
8/1/2034	\$478,912.00	
2/1/2035	\$478,963.00	
8/1/2035	\$487,825.00	
2/1/2036	\$488,162.00	
8/1/2036	\$496,275.00	
2/1/2037	\$495,862.00	
8/1/2037	\$505,225.00	
2/1/2038	\$504,987.00	
8/1/2038	\$513,487.00	
2/1/2039	\$513,388.00	
8/1/2039	\$522,987.00	
2/1/2040	\$522,913.00	
8/1/2040	\$532,500.00	
2/1/2041	\$532,375.00	
8/1/2041	\$540,875.00	
2/1/2042	\$541,663.00	
8/1/2042	\$551,000.00	
2/1/2043	\$550,550.00	
8/1/2043	\$560,650.00	
2/1/2044	\$560,888.00	
8/1/2044	\$570,600.00	
2/1/2045	\$570,413.00	
8/1/2045	\$580,662.00	
2/1/2046	\$579,938.00	
8/1/2046	\$590,612.00	
2/1/2047	\$590,238.00	
8/1/2047	\$601,187.00	
2/1/2048	\$601,012.00	
8/1/2048	\$611,088.00	

APR 09 2026

City Clerk  
Mishawaka, IN

PROPOSED ORDINANCE NO. 2026 – 12

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE 5950, FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT MISHAWAKA PARK DEPARTMENT, ELECTED OFFICIALS, AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2026.

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

**Section 1.** Ordinance number 5950, passed by the Common Council of the City of Mishawaka, Indiana, on the 27<sup>th</sup> of October 2025, is hereby amended as follows:

**INFORMATION TECHNOLOGY**

**BIWEEKLY**

IT DIRECTOR

\$3,653.85 - \$4,038.46

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

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

this \_\_\_\_\_ day of \_\_\_\_\_ 2026 at \_\_\_\_\_ o'clock, \_\_. m.

\_\_\_\_\_  
Gregg A. Hixenbaugh, Presiding Officer

ATTEST:

\_\_\_\_\_  
Deborah S. Block, IAMCA, MMC, City Clerk

PRESENTED BY ME, to the Mayor on 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



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

Deborah S. Block, IAMC, MMC

APR 09 2026

City Clerk  
Mishawaka, IN

Date: April 13, 2026

To: Honorable Members of the Common Council

From: Rebecca Maguire

Re: 2026 Civil City Salary Amendment

I respectfully request the suspension of council rules to allow for the first and second readings at the same meeting for the proposed salary amendment for the IT Director position.

The purpose of this amendment is to adjust the salary to better align with current market standards for comparable municipal IT leadership roles. After reviewing prevailing compensation data and recent recruitment challenges, it has become clear that the current salary may not be competitive enough to attract qualified and experienced candidates.

It is being proposed that the current salary of \$87,975 be increased to the range of \$95,000 – \$105,000, and this is reflected in the biweekly salary on the ordinance.

At present, the City of Mishawaka does not have an IT Director in place. This vacancy poses operational and strategic challenges, and it is important to have the updated salary advertised in the job description as soon as possible.

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

c: David A. Wood, Mayor  
Matt Lentsch, Director of Development  
and Gov't Affairs

MAR 25 2026

City Clerk  
Mishawaka, IN

**RESOLUTION NO. 2026-10**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, EXPANDING A REVOLVING FUND PURSUANT TO INDIANA CODE 5-1-14-14, AUTHORIZING A DOWNTOWN FORGIVABLE LOAN PROGRAM UNDER SUCH REVOLVING FUND, AND CERTAIN RELATED MATTERS**

WHEREAS, it is the desire of the City to increase both the desirability and vitality of the downtown, and select geographic areas, while also increasing the livability of the City as a whole; and

WHEREAS, the City has incentivized the redevelopment of the former Uniroyal properties/Ironworks redevelopment area. This has had success in creating a mixed-use destination that is now considered a region-wide asset. The redevelopment and creation of the Ironworks on the former Uniroyal properties, bringing City Hall downtown, adding over 700 residential units, providing more restaurants and commercial space, all were completed in a manner where it was believed there would be associated activity and interest that would also benefit both the historic downtown, 100 Center, and surrounding areas; and

WHEREAS, despite the redevelopment efforts, older portions of the Historic Downtown, 100 Center, West End, and surrounding areas have not seen the proportionate redevelopment that was desired which was envisioned to be commensurate with the new buildings that have been constructed on the former Uniroyal properties and surrounding area; and

WHEREAS, staff prepared an outline of a grant/forgivable loan program, provided notice to downtown property owners, and provided notice to the Mishawaka Business Association (MBA) as part of the December 17<sup>th</sup>, 2024 Redevelopment Commission Meeting. Feedback was obtained from multiple property owners, businesses, elected officials, and Redevelopment Commission members; and

WHEREAS, a grant/forgivable loan program was approved by the Common Council in February of 2025 through Resolution 2025-03; and

WHEREAS, the program has been moderately successful, with 5 loans being completed in 2025 with the private investment well exceeding the \$133,000 provided from the grant/forgivable loan fund, with each project contributing to the general aesthetics of the downtown, or adding residential living units consistent with the established goals of the program; and

WHEREAS, to continue to address this disproportionate redevelopment, the City now desires to expand the established grant/forgivable loan program for selected uses and geographic areas of the City; and

WHEREAS, the geographic areas will continue to include the historic downtown, City Center C-3 zoned property, and the West End business area, there is a desire to expand into neighborhood commercial areas surrounding the C-3 City Center zoned areas, and

WHEREAS, certain not-for profit businesses were previously excluded from the program, and there is now a desire to include those not for profits that promote eateries, social clubs, coffee shops, event spaces, and other venues and businesses that provide “something to do”, consistent with the established goals of the program; and

WHEREAS, the program as envisioned provides matching funds up to \$50,000 per project, with a minimum loan matching loan amount of \$5,000 for hardscape construction projects. No minimum project amount would be required for murals, façade lighting, decorative exterior lighting, and storefront window enhancements; and

WHEREAS, the general goals of a forgivable loan/grant program continues to be to reduce commercial blight/disrepair, create distinctive character/sense of place improvements, honor, promote, and preserve existing outstanding and notable historic structures, increase commercial activity, increase the number and diversity of residential housing units, promote unique, local stores and services, and promote restaurants, eateries, coffee shops, event spaces, and other venues and businesses that provide “something to do”; and

WHEREAS, in order to continue to facilitate the implementation of a grant/forgivable loan program to achieve the noted goals, the Common Council of the City of Mishawaka, Indiana (the “Common Council”), the fiscal body and legislative body of the City of Mishawaka, Indiana (the “City”), desires to continue to use the financing mechanisms and funding previously established for the program, specifically (i) the revolving fund, known as the “CEDIT Revolving Fund” (the “Revolving Fund”), pursuant to Indiana Code 5-1-14-14(b), as amended (the “Act”), to be funded from a portion of the City’s distributive share of the local income tax revenues (the “Economic Development Revenues”) allocated for economic development purposes under Indiana Code 6-3.6-6-9, as amended, and received by the City and any other moneys legally available to the City for such purpose (collectively, the “Available Revenues”) and (ii) a Downtown Grant/Forgivable Loan Program (the “Program”) to provide loans from the Revolving Fund to businesses located in the City as more fully described herein;

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

Section 1. The Common Council hereby expands the Revolving Fund pursuant to Indiana Code 5-1-14-14(b), which uses the funds previously allocated by Council Resolution 2025-03, which may be expanded to include other available revenues in amounts as may be approved by the Common Council from time to time in accordance with law to satisfy the loan requirements from such Revolving Fund. Notwithstanding anything herein to the contrary, moneys which constitute Economic Development Revenues may not be loaned from the Revolving Fund unless the use of such Economic Development Revenues has been included in the Capital Improvement Plan of the City (the “CIP”) pursuant to Indiana Code 6-3.6-6-9.5 and are otherwise legally available and appropriated for such purposes. The administration of these proceeds and loan program shall be performed by the Administration and overseen by the City of Mishawaka Redevelopment Commission per the parameters identified herein. The amended outline and terms of the program, including the areas eligible for funding, have been identified in Attachment “A”, which has been attached to this resolution.

Section 2. In order to assist businesses in the City with the general goals of the City identified herein, the Common Council approved the expansion of the Program which will continue to utilize what is left of the originally allocated \$500,000 with each qualifying business receiving a loan of up to a maximum of \$50,000 from the Revolving Fund. Such loans will have an interest rate of 0% with the total amount of the loan to be forgiven if the improvements are completed as outlined herein and approved by the City Redevelopment Commission. Funding for the loan shall be provided only at the completion of the improvements. If an event of default occurs under a loan where the improvement is not completed per the approved application, funds for loan shall not be distributed.

Section 3. The Common Council hereby approves of action to be taken by Mayor of the City (the "Mayor") to amend the CIP Plan to include use of Economic Development Revenues for loans under the Program.

Section 4. The Common Council finds that loans made pursuant to the Program will further the following economic development purposes set forth in the Act: (i) promoting significant opportunities for the gainful employment of the City's residents; and (ii) retaining or expanding significant business enterprises in the City.

Section 5. Loans made under the Program shall be evidenced by a Loan Agreement between the City and each borrower as may be approved by the City of Mishawaka Redevelopment Commission. The Administration, by and through the City of Mishawaka Redevelopment Commission, is hereby authorized to approve of the forms of the Loan Documents consistent with terms provided herein.

Section 6. The Administration and Redevelopment Commission are, and each of them is, hereby authorized and directed to take all such actions with respect to the Program as the same shall deem proper and necessary upon the advice of counsel.

Section 7. This Resolution shall be in full force and effect upon adoption and compliance with Indiana Code 36-4-6.

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

---

Gregg Hixenbaugh, President

ATTEST:

---

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

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

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

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

\_\_\_\_\_  
David A. Wood, Mayor

# Exhibit A- City of Mishawaka Downtown Grant/Forgivable Loan Program Outline

## Areas Eligible for the program:

### C-3 Zoned Properties:

All C-3- City Center zoned properties, as may be modified or expanded over time.



**Downtown City Center- C-3 Zoning District**

 Properties with current C-3 City Center Zoning

### Historic Core Properties:

Historic Core block areas as identified on the map below. Properties identified within the Historic Core area that are rated as Notable or Outstanding on the Mishawaka Historic Sites and Structures inventory are noted on the map where eligibility and program requirements/benefits may be different.

# Core Historic Downtown Grant Area



LEGEND	
	Boundary
	Notable
	Outstanding

West End Commercial Properties:

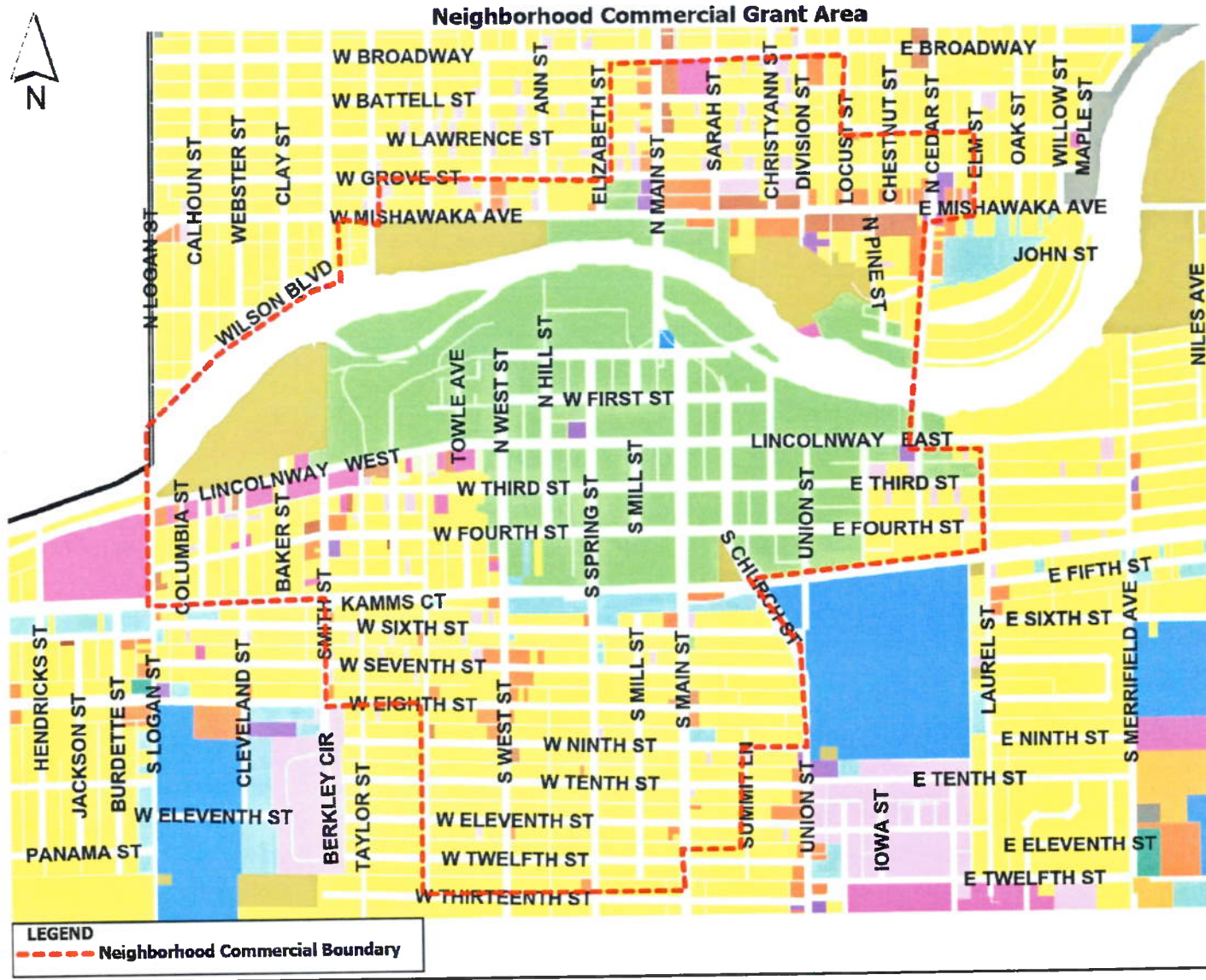
West End commercial areas as identified on the map below.

**West End Grant Area**



Neighborhood Commercial Properties:

Neighborhood commercial properties located in the area as identified on the map below.



**Additional restrictions/properties within designated areas that are excluded from Grant/Forgivable Loan funding:**

The City desires to direct funding to the highest priorities. In this regard properties within designated areas are limited by the following restrictions which may make them ineligible for funding:

- Properties that have received City assistance with building or infrastructure improvements with TIF funds in the last 15 years are excluded from receiving funding.

- Properties that have received City assistance with Tax Abatement in the last 15 years are excluded from receiving funding.
- Only commercial buildings, or, a commercial buildings with first floor commercial uses with residential uses are eligible (mixed use).
- Soley residential properties and uses not identified as a permitted use within the C-3 City Center Commercial District are excluded from receiving funding.
- Properties owned by government entities, quasi government entities receiving tax dollars, and religious institutions are excluded from receiving funding except as follows: Loans for material only, or for murals, that are less than \$2,000 shall be permitted when the improvements are requested by the City as part of the implementation of a larger streetscape initiative.
- Grants may not be used to facilitate or improve warehouse/storage land uses, seasonal tax preparation uses, franchised dollar stores, smoke/vape stores, CBD/cannabis/head shops, hookah lounges, bars not in compliance with the riverfront liquor license requirements, HVAC and electrical supply shops, wholesalers with no walk in sales, auto parts stores, auto sales, automobile related uses, stores that sell tobacco products (excluding cigar shops), check cashing/payday loan businesses, liquor stores (excluding specialty wine, craft beer, and craft made liquors), furniture and appliance rental stores, uses with blocked out windows, drive thru uses- including but not limited to banks, food, and convenience stores. Loans for material only that are less than \$2,000 shall be permitted when the improvements are requested by the City as part of the implementation of a larger streetscape initiative.
- Grants are limited by property/parcel, not by address. This is because multiple addresses can be assigned to one building. Properties that have received a forgivable loan/grant, may not receive another loan for a period of one calendar year from the completion/distribution date of their previous loan. Loans for material only that are less than \$2,000 shall be permitted when the improvements are requested by the City as part of the implementation of a larger streetscape initiative.

**Project Types Excluded from Grant/Forgivable Loan Funding:**

To best direct funds to achieve the desired goals, the City is looking for significant investments, either higher dollar construction, or significant aesthetic improvements. The City does not want a dependency on grants for routine items. There is a need for elements like tuck pointing masonry, the issue is that it provides a potential incentive to wait/rely on City funding and does not by itself achieve the goals desired by the City. Elements like signage may not have the same impact or will change constantly with new tenants. As such, the following types of projects/elements are ineligible for funding:

- Signage (except as part of a significant renovation/complete façade change)
- deferred maintenance items, including correcting code violations if not part of a larger improvement project meeting the intent of the program
- Painting (except as part of a significant renovation/complete façade change)
- HVAC or water heater replacement (except as part of a significant renovation)
- No existing plumbing replacement (except as part of significant renovation, for fire suppression and./or for lead pipe removal)
- No wiring or electrical replacement (except as part of a significant renovation)

- No roofing
- Repair of canopies
- Repair of rotting wood, tuck pointing masonry, and other maintenance-oriented items (except as part of a complete facade renovation)

### **Logistics and further Restrictions:**

The City expenditure of funds must comply with state law. To comply, the grant needs to be in the form of a forgivable loan and be approved through an application process that is under the jurisdiction of the Redevelopment Commission. Since the term of the loan is at the discretion of the City, and the goal for it to perform as a grant program, the term of the loan would both be short and vary based on the completion time of the project. The process envisioned is outlined below with the intent of limiting the amount of administration required and protecting the use of public funding.

The process is to work generally as follows:

- Each loan would be initiated by an application that is reviewed for complete information and eligibility by staff. If applications are submitted that are incomplete or ineligible, they would not be presented to the Redevelopment Commission. If there is a disagreement with staff, the Redevelopment Commission is the deciding entity.
- Once an application is complete, it will be presented to the Redevelopment Commission at the next regularly scheduled meeting.
- The role of the Redevelopment Commission is to review applications for compliance with the program as outlined. Staff will prepare a brief review and recommendation for each project. The intent is only to provide a limited amount of discretion to the Redevelopment Commission. The process is meant to be more of an administrative check for program compliance. For example, a new Mexican Restaurant wants to open. The Commission has no role in determining elements like “do we have enough Mexican food establishments?”, there is no role in determining the number of seats, the inside décor, whether they are open for lunch during the week, etc.... The review would only pertain to the work where funding is being requested. In this case, let’s assume the only funding requested for a grease interceptor, the only role of the Commission is to determine if it is an eligible expense, and the required documentation is in place. The Commission review does not bind, commit or imply any other kind of review or approval that may be required by the City or other jurisdictions. For example, the restaurant finds out later in the process that they need an additional fire escape. That is not an element that requires the review of the Redevelopment Commission. The burden is on the applicants to determine project needs and costs before applying for a grant.
- Outstanding/Notable Building Exterior building improvements that require physical modification of the structure shall require the review and approval of the Mishawaka Historic preservation Commission (HPC). Replacing an awning, windows, enlarging a storefront would require HPC approval. Façade painting, a mural, most decorative lighting, outside seating, interior remodels, would not. HPC approval needs to occur before Redevelopment Commission approval. Since these structures are not locally designated with adoptive standards a Certificate of Appropriateness (CoA) is not

required. The required review and approval of the HPC is only generic for assurance that the proposed improvement is both period and architecturally appropriate.

- Once approved by the Redevelopment Commission, the loan is initiated and guaranteed for an established period of time. Written documentation of the approval is provided to the applicant so that it can be used for proof of a funding commitment if loans are required.
- No City funding would be provided until the end of the project. Upon completion, the funding is provided and the loan is then forgiven at the next regularly scheduled Redevelopment Commission meeting. This removes the need for credit applications, draws, or monitoring by staff. By being forgiven, there is no repayment or collections issue associated with the loans. We just need a simple review to determine if the project has been completed, or not. This also prevents us from jeopardizing City funding if a project remains half completed.
- If an applicant receives a forgivable loan and they fail to execute, let's say they only perform half of the renovations. A grace period will be provided to complete that is determined by the Redevelopment Commission at the time of approval. If the applicant fails to meet the time frame, they would be provided written notice of loan termination from the Redevelopment Commission with a stated expiration date. If after this stated time the project remains incomplete, the loan is terminated, and **no city funding will be provided**. This includes projects where significant portions of the intended work is complete (no partial payments). This then allows the City to remove the funding/project from our books and allow the funds to be loaned to another project.
- Loans are limited only to the property owners. Loans shall not be made to tenants or to individual contractors. For example, if a contractor starts a project but fails to complete it, the City does not want to be party to the contract between the owner and the entity performing the work. The responsibility rests with the owner. The City also does not want to be involved with or get between the owner and tenants in the building. If a tenant is responsible for completing work, and has a dispute with the owner, the owner is the only person/entity responsible relative to the forgivable loan/grant.

### **Other Limitations:**

In determining the requirements of a forgivable loan program, and in reviewing other programs that are in surrounding communities, additional parameters such as the minimum size of projects have been included to better direct the use of funds. Having a minimum threshold of value is important to maximize impact and limit the potential number of loans/administration time required to process. No fee is required to apply.

- Minimum forgivable loan/grant amount- \$5,000, with a maximum grant amount of \$50,000. The minimum can be waived at the discretion of the Redevelopment Commission for permanent outside seating and streetscape landscaping, new permanent façade lighting, decorative façade lighting, murals and publicly displayed art, and storefront window enhancements.
- If work is hired out to contractor, the applicant shall provide multiple quotes as part of the application process and is required to contract with the lowest qualified bidder. The Redevelopment Commission, at its discretion, may accept only one bid when the work being performed is proprietary, such as art and unique professional services like window restoration, and for scope items in a project that are less than \$2,000 in cost.

- If work is being performed by the owner, only material costs are eligible for reimbursement. Costs are reimbursed upon successful installation/occupancy, not upon receipt of the ordered materials.
- Grant funding shall only be provided for new projects (as determined by Redevelopment Commission). This program is not meant for projects that have received building/improvement location permits and have started work prior to the approval of a grant application.
- All restaurant, café, bar, entertainment venues related improvements must be accompanied by a signed application committing to the “Municipal Riverfront Development Project Area Liquor License Eligibility Requirements and Evaluation Criteria”, regardless of being located in the district.

**Eligible Projects and draft loan/grant match percentages:**

After each project category of grant eligibility listed below, there is a description followed by each area that is eligible for funding. There are four types of properties based on location and historic rating. After each property type, a percentage is listed. This percentage is the maximum percentage that would be potentially be covered of the overall project cost. For example, if the proposed project has a \$50,000 total cost and the percentage listed is 50%, the project would be eligible for \$25,000 through the forgivable loan/grant program. If the same project had an overall \$150,000 cost and it was eligible for 50%, the maximum the project would be eligible for is \$50,000, which is the maximum dollar amount permitted through the program.

A high value is being placed on aesthetics. Also, as illustrated by the examples above, this program is oriented for projects that are under a few hundred thousand dollars. Projects that are above that may be eligible for other assistance and we would encourage anyone interested in making larger investments to talk to staff directly about other incentives such as tax abatement and the use of TIF funds.

Although specific projects have different percentages that are eligible for grant funding, multiple project types are expected to be submitted in one application for funding. For example, a new restaurant may request grant funds for a grease interceptor, interior remodel, and aesthetic lighting as part of a renovation project. This would be one application, not three. It is important for property owners to figure out all eligible projects at one time since there is a required timeframe that would limit/prevent eligibility for a second grant immediately.

---

**Eligible Projects and draft loan/grant match percentages:**

**Use changes:**

Many of the upper floors within the historic downtown core of multistory buildings that have remained vacant and unused for years. This could be for multiple reasons. Loan funds could be used for all necessary improvements needed to make the space occupiable where it is currently not possible based on building or fire codes. Funds shall only be provided on projects where occupancy is approved/permitted at the conclusion of the project.

- C-3- Not Eligible, **Historic Core- 25%**, **Historic Core Outstanding/Notable- 50%**, **West End- 25%**, **Neighborhood Commercial- Not Eligible**

### **Fire Suppression and Fire/Building Code Life Safety Improvements-**

There are many commercial buildings in our downtown that may be grandfathered, or require improvements to allow occupancy based on a desired change of use. This includes installation of fire suppression equipment or ingress/egress improvements needed to obtain occupancy on upper floors..

- C-3- 20%, **Historic Core- 30%**, **Historic Core Outstanding/Notable- 50%**, **West End- 30%**, **Neighborhood Commercial- 20%**

### **Exterior façade improvements**

This is for significant face lift exterior improvements. Complete repainting of a building, new awnings, new or expanded store windows, complete façade window and door replacements, and the like.

- C-3- 20%, **Historic Core- 30%**, **Historic Core Outstanding/Notable- 50%**, **West End- 30%**, **Neighborhood Commercial- 20%**

### **Window replacement and/or restoration for upper floors-**

Window replacement or restoration can be a significant expense potentially with little return where structures have older second and third floors that cannot be used for whatever reason. In multiple locations, we have buildings with boarded up windows. Although this could fall under Exterior façade improvements, we created a separate category to provide more incentives where the need is greater. These percentages apply only to upper story windows that are boarded/deteriorated.

1. C-3- Not eligible, **Historic Core- 40%**, **Historic Core Outstanding/Notable Replacement - 50%**, **Historic Core Outstanding/Notable Restoration- 75%**, **West End- 40%**, **Neighborhood Commercial- Not eligible**

### **Grease Interceptor for new restaurants-**

Grease interceptors can be a significant barrier to constructing a new restaurant. Restaurants, eating, and drinking establishments are highly valuable in the downtown core.

2. C-3- 50%, **Historic Core- 50%**, **Historic Core Outstanding/Notable- 50%**, **West End- Not eligible**, **Neighborhood Commercial- Not eligible**

### **Grease Interceptor upgrades for existing restaurants-**

Grease interceptors can be a significant barrier to renovating or re-investing in existing spaces. There is a benefit to the City Fats, Oils, and Grease program to have this reinvestment. Restaurants, eating, and drinking establishments are highly valuable in the downtown core.

- C-3- 50%, Historic Core- 75%, Historic Core Outstanding/Notable- 75%, West End- 50%, Neighborhood Commercial- 50%

### **Interior remodels for restaurants as part of changing out tenants-**

Restaurants are difficult to operate and run. Reducing the risk through forgivable loans creates more opportunities for new restaurants to locate downtown. Every time a restaurant turns over there is expense required for furnishings, equipment and décor. This will aid in covering these costs. The City currently has a number of vacant spaces right now, and at least one more coming. Funding shall only be provided concurrent with occupancy and will not be provided for speculative improvements.

C-3- 25%, Historic Core- 40%, Historic Core Outstanding/Notable- 50%, West End- Not eligible, Neighborhood Commercial- Not eligible

### **Permanent outside seating and streetscape landscaping -**

Owner-initiated improvements for outside seating and landscaping.

- C-3- 50%, Historic Core- 50%, Historic Core Outstanding/Notable- 50%, West End- 50%, Neighborhood Commercial- 50%
- 100% of material costs may be covered at the discretion of the Redevelopment Commission where the property owner is self-performing or providing all labor and the materials are less than \$2,000.

### **New Permanent Façade Lighting (basic)**

When you drive through downtown, there are numerous commercial buildings that are dark, and do not even have minimal lighting at the door. Some of this is by choice and has little to do with any physical improvement. This type of lighting is needed and necessary for a vibrant downtown. These projects are intended to cover basic white lighting for visibility and to wash light on the facades of buildings. Part of the providing the funding will be a requirement to keep the lights on from dusk to 2am at a minimum. Because these are likely lower cost projects that have a higher impact, there would be no minimum project amount to be eligible for funding.

- C-3- 30%, Historic Core- 75%, Historic Core Outstanding/Notable- 75%, West End- 75%, Neighborhood Commercial- 30%
- 100% of material costs may be covered at the discretion of the Redevelopment Commission where the property owner is self-performing or providing all labor and the materials are less than \$2,000.

### **New Decorative Façade Lighting**

As indicated, when you drive through downtown, there are numerous commercial buildings that are dark, and do not even have minimal lighting at the door. Some property owners want to go beyond even this basic lighting. The 101 building on the Avenue and the Medical Arts building on 4<sup>th</sup> Street have both added a blue neon looking line of light at the top of their respective buildings. This type of lighting greatly contributes to a vibrant downtown image. Unlike other project funding areas, the City would be taking on an active partner role. The applicant would need to work with staff to come up with a viable proposal before presenting it to the Redevelopment Commission for approval. These projects are intended to cover aesthetic only lighting. Part of the providing the funding will be a requirement to keep the lights on from dusk to 2am at a minimum.

- C-3- 50%, **Historic Core- 75%**, **Historic Core Outstanding/Notable- 75%**, **West End- 75%**, **Neighborhood Commercial- 50%**
- 100% of material costs may be covered at the discretion of the Redevelopment Commission where the property owner is self-performing or providing all labor and the materials are less than \$2,000.

### **Murals and publicly displayed art**

Murals and art projects create both a sense of place and greatly contribute to a vibrant downtown. Since art is discretionary, this is an area where the Redevelopment Commission would play a discretionary role in approving or denying funding. Unlike other project funding areas, the city would be taking on an active partner role. The applicant would need to work with staff to develop a viable proposal before presenting it to the Redevelopment Commission for approval. A good example of this is the shoe artwork located on the Mill Phase 2 Parking Garage facing front street, currently under construction, and the car on the side of the 101 building.

- C-3- 50%, **Historic Core- 75%**, **Historic Core Outstanding/Notable- 75%**, **West End- 75%**, **Neighborhood Commercial- 50%**
- 100% of costs may be covered at the discretion of the Redevelopment Commission where all labor and the materials are less than \$2,000.

### **Storefront Window Enhancements**

As indicated, when you drive through downtown, there are numerous commercial buildings that are dark. Some property owners, like Mishawaka Antiques have made an effort to decorate and provide a lit storefront window. Even though they are not open at night, it provides interest and greatly contributes to a vibrant downtown image. Unlike other project funding areas, the City would be taking on an active partner role. The applicant would need to work with staff to come up with a viable proposal before presenting it to the Redevelopment Commission for approval. These projects are intended to cover the materials and work needed to transform street level windows for publicly lit displays. Part of the providing the funding will be a requirement to keep the lights on from dusk to 2am at a minimum.

- C-3- 50%, **Historic Core- 75%**, **Historic Core Outstanding/Notable- 75%**, **West End- 75%**, **Neighborhood Commercial- 50%**
- 100% of material costs may be covered at the discretion of the Redevelopment Commission where the property owner is self-performing or providing all labor and the materials are less than \$2,000.

## City of Mishawaka Grant/Forgivable Loan Program Summary - \$500,000 Authorized Funding

<u>Loan #</u>	<u>Property Owner</u>	<u>Address</u>	<u>Approved Amount</u>	<u>Estimated Completion</u>	<u>Remaining Funds</u>
2025-01	Joseph Atkins Atkins Holdings LLC	117 South Main	\$35,082.71 (\$34,692.70) Actual Paid (Closed 8/25/25)	8/31/2025	\$464,917.29 \$465,307.30
2025-02	Kyle and Stephanie Augustine	107 East First St.	\$17,670.13 (\$17,670.13) Actual Paid (Closed 8/25/25)	8/31/2025	\$447,247.16 \$447,637.17
2025-03	Home Affairs LLC Nathan Lanzen	211 North Main St.	\$7,685.62 (\$7,685.62) Actual Paid (Closed 8/25/25)	6/27/2025	\$439,561.54 \$439,951.55
2025-04	DOJO Creative Josh Harmon/Doug Elder	119 South Main St.	\$31,777.00 (\$22,832.00) Actual Paid (Closed 10/27/25)	12/01/25	\$407,784.54 \$417,119.55
2025-05	Phoenix Building Leslie Kelly/Rich Kelly	101 Lincolnway West	\$50,000 (\$50,000) Actual Paid (Closed 1/30/26)	1/1/2026	\$357,784.54 \$367,119.55

---

## Proposed Amended Downtown Grant Program Resolution


---

From Ken Prince <kprince@mishawaka.in.gov>

Date Wed 3/25/2026 11:36 AM

To Deb Block <dblock@mishawaka.in.gov>; Raven S. Boston <rboston@mishawaka.in.gov>; Michael Hixenbaugh <mhixenbaugh@mishawaka.in.gov>; DL-Council <DL-Council@mishawaka.in.gov>

Cc David A. Wood <dwood@mishawaka.in.gov>; Rebecca Maguire <rmaguire@mishawaka.in.gov>; Derek Spier <dspier@mishawaka.in.gov>; Christa Hill <chill2@mishawaka.in.gov>

 3 attachments (18 MB)

Grant Summary Tracking \$500,000.docx; Common Council Resolution 2026-10 Expanding Revolving Fund and Authorizing Loans - City of Mishawaka Downtown Grant Draft Clean.docx; Common Council Resolution 2026-10 Expanding Revolving Fund and Authorizing Loans - City of Mishawaka Downtown Grant Draft Redline.docx;

Good morning,

Attached is proposed Council Resolution 2026-10 that modifies the City's current downtown grant program. We had a moderately successful year in 2025, with the approval and completion of 5 loans. The total amount of forgivable loans given have amounted to about \$133,000. This is just over one quarter of the \$500,000 allocated to the program. One of the concerns we had when starting the program was to be fair and equitable with the potential access to these funds to make the most impact. Given that only about ¼ of the funds have been expended, we feel that there is now an opportunity to expand the program.

The original areas of eligibility were limited and we specifically excluded properties owned by not-for-profits. As drafted, we have still excluded property owned/supported by tax dollars, and religious institutions. By including other not-for-profits, The rationale is specifically the promote the role that service clubs and other not for profits serve that adds to the "things to do" and potentially the restaurant and dining uses that meet the goal of the program. Specifically, the Mishawaka History Museum, Elks, BK Club, Diloreto, De Amici's, Main Stage, Acting Ensemble, all would now be included and eligible for the program, provided the other requirements of the program are met.

The other major change proposed includes expanding the area to include areas surrounding the downtown that have neighborhood commercial buildings. Although the area proposed is significantly larger, the program is limited still only to commercial, and commercial mixed use buildings. There is not a significant amount of commercial properties in proposed larger area. The new area has been labeled as Neighborhood Commercial, and the forgivable loan amounts identified for this area uses a combination of the standards identified in the previously established West End and C-3 areas.

The map of the new area is embedded in the resolution. I have attached two resolutions, one is a clean document, the other redline draft shows the modifications of the program itself, the changes have been tracked only following the language in the resolution.

Other proposed changes to the program include:

- Providing the City the ability to pay for the entire cost of murals up to \$2,000.
- Further defining property types excluded, under deferred maintenance to include correcting code violations except where it is part of a larger project.
- Providing the Redevelopment Commission, at its discretion, the ability to accept only one bid when the work being performed is proprietary, such as art and unique professional services like window restoration, and for scope items in a project that are less than \$2,000 in cost. This item was added to potentially help address the

to professional services than materials.

- Modifying the Window replacement percentages within the Historic Core for outstanding and notable historic properties. We decreased the amount of replacement from 60% to 50%, and we increased the amount provided for restoration of the existing widows to 75%. This has been an issue for a few historic properties that have looked at the program, and our hope is that the change in percentages further promotes the appropriate historic preservation standard in conjunction with desired improvements.

We would like to request that this item be placed on the Council's agenda for the April 13<sup>th</sup> meeting. Please let me know if you have any questions or concerns.

Ken

Kenneth B. Prince, FASLA  
Executive Director

**City of Mishawaka**  
**Planning and Community Development**  
100 Lincolnway West  
Mishawaka, IN 46544  
Phone- (574) 258-1625  
Email- [kprince@mishawaka.in.gov](mailto:kprince@mishawaka.in.gov)  
Website- [www.mishawaka.in.gov](http://www.mishawaka.in.gov)



APR 09 2026

City Clerk  
Mishawaka, IN

RESOLUTION NO. 2026-11

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY  
OF MISHAWAKA, INDIANA, APPROVING A REPORT OF COMPLIANCE WITH  
STATEMENT OF BENEFITS FOR CERTAIN PROPERTY OWNERS**

**WHEREAS**, property owners who have applied for and been granted a tax abatement for either real or personal property on and after July 1, 1991, must file a report with the Mishawaka Common Council and the County Auditor reporting the extent to which there has been compliance with the goals set forth in the Statement of Benefits filed at the time of the action granting the aforesaid abatement, and

**WHEREAS**, four (4) recipients of the five (5) active tax abatements that require reporting have been found to be subject to this requirement, and each have submitted the proper reports, which have been reviewed and found to be in order.

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

1. That the “Compliance with Statement of Benefits” reports submitted by the following companies are found to be in order:
  - **Front Street LLC (The Avalon – Mixed Use Building)**
  - **Helios Hydraulics Americas LLC (Building Expansion)**
  - **Helios Hydraulics Americas LLC (New Manufacturing Equipment)**
  - **United PetFood Producers USA Inc. (New Warehouse & Distribution Facility)**
  - **Jamil Packaging Corporation (Stacker with conveyor)**
2. That the aforesaid property owners are hereby found to be in substantial compliance, and
3. That the President of the Mishawaka Common Council is hereby authorized to approve the aforementioned reports.

**ADOPTED** by the Common Council of the City of Mishawaka, St. Joseph County, Indiana, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Gregg Hixenbaugh, President

**ATTEST:**

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

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

\_\_\_\_\_  
Deborah S. Block, City Clerk

APPROVED AND SIGNED by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ o'clock, \_\_\_\_\_.m.

\_\_\_\_\_  
David A. Wood, Mayor



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

April 13, 2026

Deborah S. Block, IACM, MMC

Woody Emmons, 1<sup>st</sup> District City Council  
Matt Carroll, 2<sup>nd</sup> District City Council  
Lou Ann Hazen, 3<sup>rd</sup> District City Council  
Kate Voelker, 4<sup>th</sup> District City Council  
Tony Violi, 5<sup>th</sup> District City Council  
Ron Banicki, 6<sup>th</sup> 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

APR 09 2026

City Clerk  
Mishawaka, IN

**RE: Resolution 2026-11  
2026 Tax Abatement Compliance Reports**

Dear Council Members and Clerk:

Property owners who have applied for and been granted a tax abatement for either real or personal property on or after July 1, 1991, must file a report with the Mishawaka Common Council and the St. Joseph County Auditor's Office reporting the extent of compliance with the goals set forth in the Statement of Benefits filed when granting the aforesaid abatement. The Department of Local Government Finance requires one compliance form per project, thus where applicable, there are separate compliance forms for Real Estate (CF-1/Real Property) and Personal Property (CF-1/PP).

There are currently four projects with five active tax abatements in the City of Mishawaka of which all five require reporting for calendar year 2026. All property owners/companies have responded to our request to complete the Compliance with Statement of Benefits (CF-1) forms. The CF-1 forms/responses have been attached for your use and reference for the active tax abatement recipients that require reporting.

In summary, all four projects with five active abatements which require reporting are in compliance and have exceeded, nearly met, or are working toward expectations. All property owners/companies have responded to our request to complete the Compliance with Statement of Benefits form. CF-1 forms/responses have been attached to this letter for your use and reference for the active tax abatement recipients that require reporting.

Since the prior reporting period for calendar year 2025, none of the previously approved tax abatements have expired.

As you are aware, the CF-1 Compliance Forms for Real Estate and Personal Property are due to the County Auditor's Office by May 15<sup>th</sup> of each year. A copy of the history of the City's tax abatements

from 1986 to present has been attached for your use. This summary identifies the current and recently closed abatements and is a beneficial reference tool.

Staff has reviewed the information submitted by all companies. The abatements are listed by the age/date of approval of the abatement oldest to newest.

- **Front Street LLC (The Avalon – Mixed-Use Building)** – The CF-1 attached is for the abatement approved in October 2022 for a mixed-use building, including apartments and first floor retail space, located at 365 W. Front Street. Construction began in November 2022 and was completed by July 2024. This abatement was limited to 5 years for real property. A full property tax assessment following completion of structure occurred for the 2025 tax year payable 2026. Since fully assessed in 2025, annual reporting will be required through reporting year 2029. The total current employment for the project as indicated on the CF-1 is 0. When the abatement was filed, an estimated 2-3 new jobs were anticipated. Per the attached email correspondence and SB-1, two new jobs were created with a combined annual salary of \$90,000. The three commercial spaces are currently vacant with two potential occupants being interested in leasing. Additional employees in the commercial spaces will result in exceeding the number of jobs as projected. The current occupancy rate for the 108 apartments is 97%. The estimated and actual value of the construction project, as indicated on the SB-1, was \$25,000,000. The current assessed value (2025) based on 100% completion is \$9,261,500. Since the improvements for the project as envisioned on the SB-1 are complete, cost projections met, and additional employees have been hired, this abatement should be considered in substantial compliance.
- **Helios Hydraulics Americas LLC (Building Expansion & New Manufacturing Equipment)** – The attached CF-1s are for both real and personal property abatements approved in October 2022 for a building expansion and installation of new manufacturing equipment. In 2022, Helios Technologies acquired Daman Products, a manufacturer of hydraulic manifolds, located at 1811 N. Home Street. The real property improvements included an estimated \$4.8 million building addition, expanded parking areas, new access drives and loading/unloading areas, and expanded and new stormwater retention basins. Construction began in December 2022 with the building addition and site improvements completed by the end of 2024. Actual real estate investment is \$9,481,290. The personal property improvements include an estimated \$11.5 million for new manufacturing equipment and a very limited investment in IT equipment. Actual personal property investment is \$15,209,667. When the abatement was filed, the total existing employment was listed at 139 with an additional 73 jobs to be added over the life of the project. By the end of 2025, the company hired and maintained an additional 44 employees, which is 29 less than envisioned. Last year's compliance report indicated that company had hired an additional 62 employees by the end of 2024, meaning that there were 18 less employees by the end of 2025. It should be noted that the 183 employees reported by the end of 2025 do not include 17 full-time employees that are technically considered temporary workers. Most new hires go through a temporary 90 day process before they are offered full-time employment. It is the company's goal to hire each of these employees into a full-time role after 90 days, meaning these are not temporary positions where the company only needs short-term help. The company also has current job openings posted for 6-10 new employees, and they are anticipating additional headcount in 2026 due to some business restructuring. Some new employees are anticipated through a new AMP program in partnership with Mishawaka High School for student training and development. Information on this program and an email describing the above outlined employment numbers are attached to the company's CF-1s. Even though there are less employees reported than last year, total payroll was listed at \$12,545,553, which is more than the \$10,200,000 listed on the SB-1. Given that the investment and payroll is higher than the projected amounts with employment anticipated to increase due to temporary employment becoming full-time employment and additional employment anticipated this year, this abatement should be considered in substantial compliance.
- **United Petfood Producers USA Inc. (New Warehouse & Distribution Facility)** – The attached CF-1 is for a real property tax abatement approved in June 2025 for a new 69,000 sq. ft. warehouse and


distribution facility. In June 2024, United Petfood Producers USA Inc. acquired the former Wellness Pet Company, a manufacturer of high quality dry and wet pet food, located at 1011, 1025, and 1121 W. 11<sup>th</sup> Street. A 33,000 sq. ft. warehouse, which was constructed in 1956, was previously located at 919 Cleveland Street just north of the main production plant. The prior building was outdated and inefficient for the company's business operations. The real property improvements included an estimated \$5.4 million for the new building and associated improvements, including but not limited to, the access drives, parking areas, and stormwater drainage infrastructure. Construction began immediately following the abatement approval in June 2025 and is currently nearing completion. The new building has yet to be assessed for property taxes. A full assessment following completion of the structure should occur for the 2026 tax year payable 2027. If fully assessed this year, annual reporting will be required through the reporting year 2030 for the 5 year abatement. Actual real estate investment is \$6,133,772. When the abatement was filed, the total existing employment was listed at 101 with an additional 19 jobs to be added. The total employment reported was 124. This is an increase of 23 positions, 4 greater than 19 additional positions envisioned when the original SB-1 was filed. Total payroll was listed at \$7,522,316, which is close to the \$7,524,143 listed on the SB-1. Given that the improvements are nearing completion with current employment exceeding the projected amount and payroll nearly matching the project amounts, this abatement should be considered in substantial compliance.

- **Jamil Packaging Corporation (Bobst Expert DRO AGS G3 Stacker with conveyor) -** The CF-1 attached is for the abatement approved in June 2025 for new manufacturing equipment to be located at Jamil's facility at 1420 Industrial Drive. The proposed equipment, originally estimated at \$4,849,516 on the SB-1, has been purchased and anticipated to be in-place and operational by the end of the second quarter of 2026. Since the abatement was limited to 3 years for personal property, annual reporting is anticipated through reporting year 2028. When the abatement was filed, the total existing employment was listed at 131 with an additional 9 jobs to be added. The total employment reported was 144. This is an increase of 13 positions, 4 greater than the 9 additional positions envisioned when the original SB-1 was filed. Total payroll was listed at \$7,755,796, which is higher than the \$6,762,290 listed on the SB-1 and is commensurate to the additional hiring that occurred. Given that the equipment has been purchased and will soon be operational with current employment and payroll exceeding the projected amounts, this abatement should be considered in substantial compliance.

This compliance review is required to be received by the Auditor no later than May 15<sup>th</sup>. If additional information is desired, or if the Council would like to review any individual abatement by committee, please contact our office at your earliest convenience so that we can arrange for the necessary participants to attend.

Thank you. Please contact me if you have any questions.

Sincerely,

  
\_\_\_\_\_  
Derek J. Spier, AICP  
City Planner

cc: Kenneth B. Prince, FASLA, Executive Director of Planning & Community Development  
David A. Wood, Mayor

HISTORY OF ALL TAX ABATEMENTS 1986-CURRENT

Name	Common Council Approval Date	No. of Years Real Estate	No. of Years Machinery	No. of Retained Jobs (Proposed)	No. of New Jobs (Proposed)	No. of Retained Jobs (Actual)	No. of New Jobs (Actual)	Date of Latest CF1 Found	Capital Investment**	Abated Through*** Collect CF-1s*	Pay*	Abatement Complete
1 Patrick Industries	October 20, 1986	10 Years		0	52			(-)	\$ 8,622,845.00	1997	1998	YES
2 Former Baby Place	June 7, 1988	6 Years	0	38	38			(-)	\$ 2,000,000.00	1996	1996	YES
3 Wheelabrator Area	December 19, 1988	10 Years		338	246			(-)	\$ 2,500,000.00	1999	2000	YES
4 National - Standard	February 21, 1989	6 Years	5 Years	15	180			(-)	\$ 10,100,000.00	1995	1996	YES
5 Thermoplastics Phase I	November 20, 1989	6 Years	5 Years	151	13			(-)	\$ 2,500,000.00	1995	1996	YES
6 Thermoplastics Phase II	November 20, 1989	3 Years	5 Years	155	20			(-)	\$ 3,200,000.00	1993	1994	YES
7 Connetix Division I	July 2, 1990	6 Years		75	75			(-)	\$ 10,962,483.00	1996	1997	YES
8 Hill Steel	September 13, 1990	0	5 Years	n/a	14			(-)	\$ 578,000.00	1996	1997	YES
9 Penn Products Inc.	September 24, 1990	3	0	76	10			(-)	\$ 1,050,000.00	1996	1997	YES
10 Dodge Reliance Electrical I	January 7, 1991	0	5 Years	10	15			(-)	\$ 220,000.00	1996	1997	YES
11 Janco Products, Inc.	May 6, 1991	0	5 Years	10	20			(-)	\$ 2,750,000.00	1996	1997	YES
12 Thermoplastics Phase III	November 4, 1991	0	5 Years	150	130			Feb-93	\$ 2,200,000.00	1996	1997	YES
13 National Steel Corporation	December 16, 1991	10 Years	5 Years	250	10			Mar-01	\$ 10,346,394.00	2002	2003	YES
14 Maron Products, Inc.	July 6, 1992	0	5 Years	38	41			Feb-95	\$ 610,794.00	1998	1999	YES
15 Dodge Reliance Electrical II	October 19, 1992	0	5 Years	300+	50			Mar-96	\$ 6,812,832.00	1999	2000	YES
16 Thermoplastic Phase IV	April 19, 1993	6 Years	5 Years	10	15			Mar-99	\$ 1,206,461.00	1999	2000	YES
17 Connetix Division II	April 19, 1993	10 Years	5 Years	77	60			Mar-05	\$ 6,067,253.00	2004	2005	YES
18 Dana/Resistance Corp./Standard Motor Products - Wire and Cable Div.	January 3, 1994	6 Years	5 Years	80	8			Jan-01	\$ 1,262,200.00	2001	2002	YES
19 United Lino	September 6, 1994	10 Years	5 Years	77	4			May-99	\$ 612,841.00	2005	2006	YES
20 Dearborn Crane	December 18, 1995	10 Years	5 Years	26	4			Mar-06, Apr-01	\$ 11,934,000.00	2002	2003	YES
21 Scott Brass II	December 18, 1995	6 Years	5 Years	8	8			Apr-02, Mar-01	\$ 1,018,181.00	2002	2003	YES
22 Federal Window (Fedco)	December 18, 1995	6 Years	5 Years	6	4			Mar-06	\$ 5,087,402.00	2006	2007	YES
23 Maron Products, Inc. II	April 15, 1996	10 Years	5 Years	73	109			Mar-06	\$ 1,800,000.00	2003	2004	YES
24 Quality Dining	January 6, 1997	6 Years	5 Years	70	15			Jul-00	\$ 1,500,000.00	2003	2004	YES
25 Baycote Metal Finishing	January 6, 1997	6 Years	5 Years	225	20			Jul-00	\$ 1,500,000.00	2003	2004	YES
26 Krizan International	March 3, 1997	3 Years	5 Years	60	40			(-)	\$ 7,599,531.00	2001	2002	YES
27 Troyer	May 19, 1997	6 Years	5 Years	378	40			Feb-02	\$ 1,100,000.00	2004	2005	YES
28 Nylocraft Incorporated	October 20, 1997	6 Years	5 Years	139	18			(-)	\$ 3,600,000.00	2004	2005	YES
29 Riskance Corporation	December 20, 1997	6 Years	5 Years	62	15			Mar-05	\$ 1,842,833.00	2004	2005	YES
30 DeWald Manurate, Inc./Power Gear/Engineered Solutions	December 1, 1997	6 Years	5 Years	299	70			Mar-05	\$ 3,181,310.00	2003	2004	YES
31 Thermoplastics Phase V	December 1, 1999	5 Years	5 Years	325	20			Mar-05	\$ 2,000,000.00	2006	2007	YES
32 Atchison/Dodge	March 6, 2000	3 Years	5 Years	15	50			Feb-01	\$ 375,000.00	2004	2005	YES
33 Sampson Fiberglass	March 6, 2000	5 Years	5 Years	50	15			Feb-06	\$ 2,000,000.00	2006	2007	YES
34 RMG Foundry, LLC	November 19, 2001	10 Years	5 Years	285	15			Feb-06	\$ 2,650,000.00	2011	2012	YES
35 W/F Associates (AMG Blyth Facility)	March 20, 2003	5 Years	5 Years	396	13			Apr-11	\$ 1,168,064.00	2009	2010	YES
36 Nylocraft Incorporated	November 6, 2003	5 Years	5 Years	405	16			Mar-09	\$ 2,730,364.00	2010	2011	YES
37 Nylocraft Incorporated	August 18, 2004	3 Years	5 Years	31	4			Mar-09	\$ 1,450,290.00	2007	2008	YES
38 Plasmatics Arts Corporation	September 6, 2005	5 Years	3 Years	14	49			May-09	\$ 6,000,000.00	2010	2011	YES
39 Ironwood Enterprises, LLC	October 17, 2005	3 Years	3 Years	95	6			Feb-07	\$ 1,118,980.00	2007	2008	YES
40 Damon Products Company	December 18, 2006	3 Years	3 Years	12	7			May-09	\$ 1,200,000.00	2009	2010	YES
41 Culture Systems, Inc.	June 19, 2006	5 Years	5 Years	172	26			Apr-10	\$ 4,500,000.00	2011	2012	YES
42 Patrick Industries (Metalis Div)	August 21, 2006	5 Years	3 Years	51	5			May-10	\$ 1,250,000.00	2010	2011	YES
43 Janmil Packaging Corporation	December 9, 2007	5 Years	5 Years	340	50			Apr-13	\$ 2,185,000.00	2012	2013	YES
44 Nylocraft Incorporated	February 4, 2008	10 Years	5 Years	0	370			Feb-21	\$ 4,400,000.00	2011	2012	YES
45 BD Mishawaka Development LLC	May 1, 2008	3 Years	3 Years	64	5			Apr-12	\$ 1,650,000.00	2012	2013	YES
46 Janmil Packaging Corporation	June 1, 2009	3 Years	3 Years	0	120			Apr-12	\$ 18,000,000.00	2012	2013	YES
47 Long Term Care Investments, LLC (Douglas)	May 16, 2011	4 Years	3 Years	73	10			Apr-16	\$ 900,000.00	2014	2015	YES
48 Janmil Packaging Corporation	March 5, 2012	3 Years	3 Years	0	10			Mar-19	\$ 1,577,000.00	2018	2019	YES
49 North American Composites (NAAC)	October 7, 2013	4 Years	3 Years	0	61			Feb-21	\$ 14,490,000.00	2020	2021	YES
50 Long Term Care Investments, LLC (FBI)	November 6, 2013	5 Years	5 Years	91	5 to 8			Feb-21	\$ 14,565,000.00	2021	2022	YES
51 Barrak River Rock LLC	January 6, 2014	3 Years	5 Years	24	6			Mar-20	\$ 1,470,500.00	2019	2020	YES
52 Weilpet LLC	May 19, 2014	3 Years	5 Years	24	3			Mar-19	\$ 859,000.00	2018	2019	YES
53 Dearborn Crane	April 20, 2015	5 Years	5 Years	115	4			Mar-22	\$ 1,800,000.00	2023	2024	YES
54 Weilpet LLC	September 21, 2015	5 Years	5 Years	171	30 to 60			Apr-16	\$ 460,000.00	2020	2021	NO
55 Barrak Group LLC (Iron-Rock Café)	September 21, 2015	10 Years	3 Years	171	8			Apr-16	\$ 10,000,000.00	2020	2021	NO
56 Barrak Group LLC (Iron-Rock Condominiums)	October 18, 2015	10 Years	3 Years	0	84			Mar-18	\$ 12,500,000.00	2026/FBD	2026	NO
57 Bayer Healthcare	February 15, 2016	5 Years	3 Years	0	2			Feb-20	\$ 2,048,000.00	2020	2021	YES
58 Patrick Industries	June 5, 2017	5 Years	5 Years	0	2			Mar-22	\$ 12,500,000.00	2026 or 2027/FBD	2027	NO
59 River Walk Development Group LLC (Multi-Family Residential)	7/5/2017 (Withdrawn)	10 Years	247 (relocated)	200	200			Feb-25	\$ 23,120,182.00	2029	2030	YES
60 Lippert Components	July 24, 2017	10 Years	3 Years	112	8			Mar-20	\$ 976,000.00	2020	2021	YES
61 Janmil Packaging Corporation	February 18, 2019	3 Years	3 Years	139	12			Mar-22	\$ 1,088,000.00	2022	2023	YES
62 Janmil Packaging Corporation	4/12/2021 (Rescinded)	5 Years	5 Years	125	5			Apr-22	\$ 42,592,985.00	2027	2028	YES
63 Weilpet LLC	5/8/23 per R2023-09)	5 Years	5 Years	125	5							(RESCINDED)
64 Weilpet LLC	9/19/2022 (Withdrawn)	5 Years	5 Years	0	2							YES
65 Barrak Group LLC (Steelhead Apartments)	4/22/24 per R2024-3AA)	5 Years	5 Years	0	3			Feb-25	\$ 7,800,000.00	2029	2030	NO
66 Front Street LLC (The Avalon - Mixed Use Building)	October 17, 2022	5 Years	5 Years	139	73			Feb-25	\$ 25,000,000.00	2029	2030	NO
67 Helios Hydraulics Americas LLC (formerly Damon Products)	October 17, 2022	5 Years	5 Years	101	139			Feb-25	\$ 23,927,506.00	2031	2032	NO
68 United Part-Prod Producers, Inc. (formerly Weilpet and Wellness Pet)	June 2, 2025	5 Years	3 Years	131	9				\$ 5,376,000.00	2030	2031	NO
69 Janmil Packaging Corporation	June 15, 2025	3 Years	3 Years	131	9				\$ 4,849,516.00	2028	2029	NO

\*\* The abated through date was determined by the St. Joseph County Auditor's and/or Assessor's office on March 30, 2020 and revised on March 16, 2021, and annually thereafter as required.

\*\*\* The abated through date was determined by the St. Joseph County Auditor's and/or Assessor's office on March 30, 2020 and revised on March 16, 2021, and annually thereafter as required.

According to the applicants, #58 and #61 have expired so the CF-1s were not collected for 2020 abatement compliance reporting year.

## Derek Spier

---

**From:** JP Wielgos <jp@7.diamonds>  
**Sent:** Thursday, April 9, 2026 11:10 AM  
**To:** Derek Spier  
**Cc:** Patrick Matthews  
**Subject:** Re: Avalon Tax Abatemene

**CAUTION:** This email originated from outside the City of Mishawaka. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hey Derek,

Apologies for the delay.

The 2 employees are current for the building. The other employees will be hired as the commercial space gets built out. We are currently talking to two companies for 2 of the 3 spaces which will add more jobs than projected.

Hope this helps. Let me know if you need anything else.

JP

On Thu, Apr 9, 2026 at 6:04 AM Derek Spier <[dspier@mishawaka.in.gov](mailto:dspier@mishawaka.in.gov)> wrote:

JP / Pat-

Can you please reply to the below emails this morning, if possible?

We are trying to complete our tax abatement compliance report.

Thanks,

Derek

---

**From:** Derek Spier  
**Sent:** Tuesday, March 31, 2026 12:40 PM  
**To:** JP Wielgos <[jp@7.diamonds](mailto:jp@7.diamonds)>  
**Subject:** RE: Avalon Tax Abatemene

Good afternoon-

Please respond so we can finalize our compliance reporting.

Thanks,

Derek

---

**From:** Derek Spier  
**Sent:** Wednesday, March 18, 2026 1:02 PM  
**To:** 'JP Wielgos' <[jp@7.diamonds](mailto:jp@7.diamonds)>  
**Subject:** RE: Avalon Tax Abatemene

Good afternoon-

Following up on the below email so we can complete our report.

Thanks,

Derek

---

**From:** Derek Spier  
**Sent:** Tuesday, March 10, 2026 2:06 PM

To: 'JP Wielgos' <[jp@7.diamonds](mailto:jp@7.diamonds)>  
Subject: RE: Avalon Tax Abatemene

JP-

On the employment information, you indicated that there were 0 employees in September 2022 when the abatement was approved and you were going to add 3 new employees with estimated salaries of \$130,000 / year total.

The CF-1 filed this year shows 2 employees with a total salary of \$90,000. Are these new employees?

Thanks,

Derek

---

From: JP Wielgos <[jp@7.diamonds](mailto:jp@7.diamonds)>  
Sent: Tuesday, March 10, 2026 1:52 PM  
To: Derek Spier <[dspier@mishawaka.in.gov](mailto:dspier@mishawaka.in.gov)>  
Subject: Re: Avalon Tax Abatemene

**CAUTION:** This email originated from outside the City of Mishawaka. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hey Derek,

97% occupied for the apartments, commercial space is completely vacant. We have 2 occupants interested, 1 very interested.

Hope that helps. Let me know if you need anything else.

JP

On Tue, Mar 10, 2026 at 1:01 PM Derek Spier <[dspier@mishawaka.in.gov](mailto:dspier@mishawaka.in.gov)> wrote:

Good morning-

Like last year's tax abatement report, we want to include information on the percent occupied for the apartment units and status on the leasing of the commercial space.

Please provide an update at your earliest convenience.

Thanks,

Derek

---

**From:** JP Wielgos <[jp@7.diamonds](mailto:jp@7.diamonds)>  
**Sent:** Wednesday, April 23, 2025 12:20 PM  
**To:** Derek Spier <[dspier@mishawaka.in.gov](mailto:dspier@mishawaka.in.gov)>  
**Subject:** Re: Avalon Tax Abatemene

**CAUTION:** This email originated from outside the City of Mishawaka. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

82% occupied

We have an LOI on the main commercial space, and the smallest of the commercial spaces. They are working on a buildout budget before signing a formal contract to check the feasibility.



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20\_\_\_\_ PAY 20\_\_\_\_

FORM CF-1 / Real Property

**INSTRUCTIONS:**

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

**SECTION 1 TAXPAYER INFORMATION**

Name of Taxpayer <i>Front St. LLC</i>		County <i>St. Joseph</i>
Address of Taxpayer (number and street, city, state, and ZIP code) <i>1130 S. Bend Ave. Ste. 350 So. Bend IN 46617</i>		DLGF Taxing District Number <i>71-091</i>
Name of Contact Person <i>JP Wiselgos</i>	Telephone Number <i>(574) 329-0743</i>	Email Address <i>JP@F.Diamonds</i>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY**

Name of Designating Body <i>Common Council of the City of Mishawaka</i>	Resolution Number <i>2022-025</i>	Estimated Start Date (month, day, year) <i>Nov 2022</i>
Location of Property <i>365 W. Front St. Mishawaka IN <del>46617</del> 46544</i>		Actual Start Date (month, day, year) <i>Dec 2022</i>
Description of Real Property Improvements <i>Development + Construction of approx 79,000 sf of mixed use space. 108 apartments, 3 Commercial units.</i>		Estimated Completion Date (month, day, year) <i>Nov 2023</i>
		Actual Completion Date (month, day, year) <i>July 2024</i>

**SECTION 3 EMPLOYEES AND SALARIES**

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	<i>0 3</i>	<i>0 2</i>
Salaries	<i>0 \$130k</i>	<i>0 \$90k</i>
Number of Employees Retained	<i>0</i>	<i>0</i>
Salaries	<i>0</i>	<i>0</i>
Number of Additional Employees	<i>0</i>	<i>0</i>
Salaries	<i>\$140,000 -</i>	<i>0</i>

**SECTION 4 COST AND VALUES**

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ <i>337,500 -</i>
Plus: Values of Proposed Project	\$ <i>25,000,000 -</i>	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ <i>25,000,000 -</i>	\$ <i>9,261,500 -</i>
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$	\$

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		<i>0</i>
Amount of Hazardous Waste Converted		<i>0</i>
Other Benefits:		

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of Authorized Representative <i>[Signature]</i>	Title <i>Manager</i>	Date Signed (month, day, year) <i>2/10/2026</i>
--	-------------------------	--

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

**HEARING RESULTS (to be completed after the hearing)**

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 <u>22</u> PAY 20 <u>23</u>
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b> 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.

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)

**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 redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires 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 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. For a Form SB-1/Real Property 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  
Front Street LLC

Address of taxpayer (number and street, city, state, and ZIP code)  
1130 South Bend Ave. Ste. 350 South Bend, IN 46617

Name of contact person J. Patrick Matthews	Telephone number ( 574 ) 315-9668	E-mail address Pat@7.Diamonds
---	--------------------------------------	----------------------------------

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body Common Council of the City of Mishawaka	Resolution number
Location of property Block of Front, Spring, Hill, and 1st Streets	County St. Joseph
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Development and construction of approx. 79,000 square feet of mixed use retail and residential including 108 residential units and 3 commercial units.	DLGF taxing district number 71-091
	Estimated start date (month, day, year) November, 2022
	Estimated completion date (month, day, year) November, 2023

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
0.00	\$0.00	0.00	\$0.00	3.00	\$130,000.00

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		337,500.00
Plus estimated values of proposed project	25,000,000.00	25,000,000.00
Less values of any property being replaced		337,500.00
Net estimated values upon completion of project	25,000,000.00	25,000,000.00

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits  
Tax payer estimates that 2-3 new positions will be created within 1-year after project/building completion. This will also help the shortage of housing Downtown Mishawaka and drive additional retail and restaurants.

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative 	Date signed (month, day, year) September 13, 2022
Printed name of authorized representative J. Patrick Matthews	Title Manager

**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 3 calendar years\* (see below). The date this designation expires is 12/31/2025. 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
- C. The amount of the deduction applicable is limited to \$ 25,000,000.
- D. Other limitations or conditions (specify) None
- 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) <i>Gregg Hixenbaugh, President</i>	Telephone number ( )	Date signed (month, day, year) <u>10/17/2022</u>
Printed name of authorized member of designating body <u>Gregg Hixenbaugh</u>	Name of designating body <u>Common Council</u>	
Attested by (signature and title of attester) <i>Deborah S. Block</i>	Printed name of attester <u>Deborah S. Block</u>	

\* 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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

**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. Except as provided in IC 6-1.1-12.1-18, 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.

## Derek Spier

---

**From:** Mark M. Hartman <Mark.Hartman@HeliosTechnologies.com>  
**Sent:** Thursday, March 19, 2026 4:14 PM  
**To:** Derek Spier  
**Cc:** Ken Prince  
**Subject:** RE: 2026 Helios / Daman Abatement Forms  
**Attachments:** Revised\_AMP Program Overview\_ Daman Products Mishawaka High.docx

**CAUTION:** This email originated from outside the City of Mishawaka. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Derek,

I spoke with our HR director at Daman, and he provided me with some useful information:

- The 183 number does not include 17 full-time employees that are technically considered temporary workers. Most new hires at Daman go through this process (usually 90 days) before offered full-time employment. It is our goal to hire each of these employees into a full-time role after the 90 days; these are not “temp” positions in the sense that we only need the employees for short-term help.
  - Let me know if you would prefer that I include these workers in the headcount for next year.
- We currently have job postings for 6-10 new employees, but we are still anticipating additional headcount in 2026 at Daman due to some business restructuring.
- We are launching an AMP program in partnership with Mishawaka High School (information attached) for student training and development.

I fully expect that we will be at the 212 number at the end of 2026. Let me know if you need anything else.

Thanks!

-Mark

---

**From:** Derek Spier <dspier@mishawaka.in.gov>  
**Sent:** Wednesday, March 11, 2026 9:12 AM  
**To:** Mark M. Hartman <Mark.Hartman@HeliosTechnologies.com>  
**Cc:** Ken Prince <kprince@mishawaka.in.gov>  
**Subject:** RE: 2026 Helios / Daman Abatement Forms

[EXTERNAL]

Good morning-

I am working on our annual compliance reporting for the Council and noticed that there are 18 fewer employees reported on this year's CF-1 compared to last years.

Last year's report stated that you employed 201 persons which was only 11 less than the total 212 employment listed on the original Statement of Benefits when the abatement was approved in 2022. When approved, you had 139 employees and anticipated an additional 73 employees.

This year's report states that you employ 183 person which is 29 less that the total 212 employment envisioned.

Can you provide some background on what led to the 18 fewer employees, i.e if cyclical over the year, or if additional employees are anticipated this year to raise total employment to be close to 212?

Thanks,

Derek

---

**From:** Mark M. Hartman <[Mark.Hartman@HeliosTechnologies.com](mailto:Mark.Hartman@HeliosTechnologies.com)>

**Sent:** Thursday, February 19, 2026 3:18 PM

**To:** Derek Spier <[dspier@mishawaka.in.gov](mailto:dspier@mishawaka.in.gov)>

**Subject:** 2026 Helios / Daman Abatement Forms

**CAUTION:** This email originated from outside the City of Mishawaka. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Derek,

Attached are our CF-1 forms for the real/personal abatements. Please let me know if you have any questions, or anything is incomplete. If you could respond letting me know you received these, I'd appreciate it.

Thanks!

**Mark Hartman**

Corporate Tax Manager

**Helios Technologies**

7456 16<sup>th</sup> Street East

Sarasota, FL 34243 USA

m 810.334.9059

[www.heliostechnologies.com](http://www.heliostechnologies.com)





## AMP Program Overview

### *Daman Products & Mishawaka High School*

#### **Program Purpose:**

This AMP Program provides students with the opportunity to gain hands-on exposure to real-world manufacturing environments while earning school credit. Designed in partnership with Mishawaka High School, this program aims to bridge the gap between classroom learning and practical industry experience, inspiring future careers in advanced manufacturing and precision machining.

#### **Program Structure:**

- **Schedule:** 10 hours per week (coordinated around school hours and student availability)
- **Duration:** 18 Weeks
- **Location:** Daman Products – Mishawaka, IN 46545
- **Supervision:** Students will be directly supervised by experienced manufacturing professionals.

#### **Learning Objectives:**

- Develop a foundational understanding of manufacturing processes and workflow.
- Gain exposure to quality and safety standards used in manufacturing processes for the durable goods markets.
- Build hands-on skills in deburring, simple assembly, and part handling.
- Understand the importance of teamwork, communication, and accountability in a production environment.
- Build work ethic required for transition into private industry after graduating.



### **Student Activities:**

Participants will perform entry-level, supervised tasks such as:

- Deburring machined components using hand and power tools.
- Assisting in simple assembly operations tied to the manufacturing process.
- Supporting workflow activities such as part cleaning, inspection prep, assembly, and packaging.

### **Program Benefits:**

- Learning about the entire manufacturing process related to raw material in and finished product out. This will include how material is purchased, designed, machined, and shipped out to customers. Complete business overview.
- Real-world work experience in a professional manufacturing setting.
- Exposure to high-precision manufacturing environment focused on real world applications that we serve for agriculture, construction, and off-road highway mobile equipment.
- Development of technical and soft skills essential for future employment or advanced technical education.
- Potential for future internship or employment opportunities following graduation.
- Progression to more in-depth manufacturing roles like working on a machine after proven work ethic and attention to detail to support machining operations. As each student's semesters stack up so will the difficulty of work, we challenge each student with.
  - This would focus on our easier processes like "Flipping Parts". Parts flipping is a key process to ensure that parts are loaded correctly for the machine to do the work in the machining process.



### **Safety & Compliance:**

All students will receive safety orientation and training before entering the production floor. Tasks are designed to ensure compliance with safety regulations and are appropriate for student skill levels.

### **18 Week Outline – Working Hours**

Week 1-18:

- Each Students working 10 hours on the manufacturing floor. 10 hours is an average on the week in total time across the 18 weeks.

Details of Working Hours:

- Each student will be focused on learning our base level role as a Manufacturing Technician. Manufacturing Technician work spans Deburr, Wash, and Assembly work.
- Based on manufacturing needs is where we will focus students' time in any of the 3 areas – Deburr, Wash, and Assembly.

**We can accommodate the following Schedules:**

- 1<sup>st</sup> Shift: 7A-3P
- 2<sup>nd</sup> Shift: 3P-11P

Target Start Date: September 2026



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

#### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer Helios Hydraulics Americas LLC		County St. Joseph	
Address of Taxpayer (number and street, city, state, and ZIP code) 7456 16th St East, Sarasota, FL		DLGF Taxing District Number 022	
Name of Contact Person Mark Hartman	Telephone Number ( 810 ) 334-9059	Email Address mark.hartman@heliotechnologies.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body City of Mishawaka	Resolution Number 2022-30	Estimated Start Date (month, day, year) 11/1/2022	
Location of Property 1181 Home St.		Actual Start Date (month, day, year) 11/1/2022	
Description of Real Property Improvements Building Expansion		Estimated Completion Date (month, day, year) 6/1/2026	
		Actual Completion Date (month, day, year) In Progress	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	139		183
Salaries	7,200,000		12,545,553
Number of Employees Retained	139		139
Salaries	7,200,000		7,200,000
Number of Additional Employees	73		44
Salaries	3,000,000		5,345,553
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$ 1,572,400	\$ 1,572,400	
Plus: Values of Proposed Project	\$ 4,800,000	\$ 4,800,000	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ 6,372,400	\$ 6,372,400	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$ 1,572,400	\$ 1,572,400	
Plus: Values of Proposed Project	\$ 9,481,290	\$ 9,481,290	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ 11,053,690	\$ 11,053,690	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative	Title M Hartman, Corp Tax Manager	Date Signed (month, day, year) 2/19/2026	

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 2/19/2026
Attested By		Designating Body City of Mishawaka	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 2/19/2026
Attested By		Designating Body City of Mishawaka	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 <sup>22</sup> PAY 20 <sup>23</sup>
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b> 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.

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)

**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 redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires 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. For a Form SB-1/Real Property 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  
**Helios Hydraulics Americas LLC**

Address of taxpayer (number and street, city, state, and ZIP code)  
**7456 16th Street East**

Name of contact person <b>Lori Switzer</b>	Telephone number <b>( 248 ) 390-4882</b>	E-mail address <b>lori.switzer@hellotechnologies.com</b>
---	---	---

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>City of Mishawaka</b>	Resolution number
Location of property <b>1811 Home Street</b>	County <b>St Joeseph</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Building and product line expansion.</b>	DLGF taxing district number
	Estimated start date (month, day, year) <b>2022</b>
	Estimated completion date (month, day, year) <b>2026</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<b>139.00</b>	<b>\$7,200,000.00</b>	<b>139.00</b>	<b>\$7,200,000.00</b>	<b>73.00</b>	<b>\$3,000,000.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,572,400.00	1,572,400.00
Plus estimated values of proposed project	4,800,000.00	4,800,000.00
Less values of any property being replaced		
Net estimated values upon completion of project	6,372,400.00	6,372,400.00

**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 	Date signed (month, day, year) <b>9/23/2022</b>
Printed name of authorized representative <b>Dave McCaffery</b>	Title <b>VP, Business Development and Treasury</b>

**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 12/31/2026. 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
- C. The amount of the deduction applicable is limited to \$ 4,800,000.
- D. Other limitations or conditions (specify) None
- 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) <i>Gregg Hixenbaugh, President</i>	Telephone number (574) 258-1616	Date signed (month, day, year) 10/17/2022
Printed name of authorized member of designating body Gregg Hixenbaugh	Name of designating body Common Council	
Attested by (signature and title of attester) <i>Deborah S. Block</i>	Printed name of attester Deborah S. Block	

\* 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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

**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. Except as provided in IC 6-1.1-12.1-18, 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.



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

**PRIVACY NOTICE**  
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

**FORM CF-1 / PP**  
20\_\_ Pay 20\_\_

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

## SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer <b>Helios Hydraulics Americas LLC</b>		County <b>St. Joseph</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>7456 16th St East, Sarasota, FL 34243</b>		DLGF Taxing District Number <b>022</b>
Name of Contact Person <b>Mark Hartman</b>	Telephone Number <b>(810) 334-9059</b>	Email Address <b>mark.hartman@heliostechnologies.com</b>

## SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body <b>City of Mishawaka</b>	Resolution Number <b>2022-31</b>	Estimated State Date (month, day, year) <b>11/1/2022</b>
Location of Property <b>1811 Home St</b>	Actual Start Date (month, day, year) <b>11/1/2022</b>	
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. <b>Misc manufacturing equipment to expand current and create new product lines</b>		Estimated Completion Date (month, day, year) <b>6/1/2026</b>
		Actual Completion Date (month, day, year) <b>In Progress</b>

## SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	139	183
Salaries	7,200,000	12,545,553
Number of Employees Retained	139	139
Salaries	7,200,000	7,200,000
Number of Additional Employees	73	44
Salaries	3,000,000	5,345,553

## SECTION 4 COST AND VALUES

AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 11,824,604	\$ 3,547,381	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 11,475,000	\$ 3,422,500	\$	\$	\$	\$	\$ 50,000	\$ 32,500
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 23,299,604	\$ 6,969,881	\$	\$	\$	\$	\$ 50,000	\$ 32,500
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 11,824,604	\$ 3,547,381	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 14,900,653	\$ 4,269,337	\$	\$	\$	\$	\$ 309,014	\$ 200,859
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 26,725,257	\$ 7,816,718	\$	\$	\$	\$	\$ 309,014	\$ 200,859

**NOTE:** The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

## SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

## SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative 	Title <b>M Hartman, Corp Tax Manager</b>	Date Signed (month, day, year) <b>2/19/2026</b>
--	---	--

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner, (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)  
Prescribed by the Department of Local Government Finance

<b>FORM SB-1 / PP</b>
<b>PRIVACY NOTICE</b>
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:**

- 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.
- 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.
- 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.
- 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)
- 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 <b>Helios Hydraulics America LLC</b>	Name of contact person <b>Lori Switzer</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>7456 16th St E, Sarasota, FL 34243</b>	Telephone number <b>( 248 ) 390-4882</b>

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body <b>St. Joseph County</b>	Resolution number (s)		
Location of property <b>1811 Home Street</b>	County <b>St. Joseph</b>	DLGF taxing district number <b>022</b>	
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.) <b>Misc Manufacturing equipment to expand current product lines and create new product lines.</b>	ESTIMATED		
		START DATE	COMPLETION DATE
	Manufacturing Equipment	<b>11/01/2022</b>	<b>06/01/2026</b>
	R & D Equipment		
	Logist Dist Equipment		
	IT Equipment	<b>02/01/2023</b>	<b>06/01/2023</b>

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <b>139</b>	Salaries <b>\$7.2mil</b>	Number Retained <b>139</b>	Salaries <b>\$7.2mil</b>	Number Additional <b>73</b>	Salaries <b>\$3mil</b>

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	<b>11,824,604</b>	<b>3,547,381</b>						
	Plus estimated values of proposed project	<b>11,475,000</b>	<b>3,442,500</b>					<b>50,000</b>	<b>32,500</b>
	Less values of any property being replaced								
Net estimated values upon completion of project	<b>23,299,604</b>	<b>6,989,881</b>					<b>50,000</b>	<b>32,500</b>	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits: This project will bring increased investment in local jobs, additional revenue to Indiana suppliers, and an increased tax base for the county and the state.	

SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) <b>9/23/2022</b>
Printed name of authorized representative <b>Dave McCaffrey</b>	Title <b>VP, Business Development and Treasury</b>

**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 12/31/2026. 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 Check box if an enhanced abatement was approved for one or more of these types.
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
3. Installation of new logistical distribution equipment.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
4. Installation of new information technology equipment;	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ 11,475,000 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 \$ 50,000 cost with an assessed value of \$ \_\_\_\_\_. (One or both lines may be filled out to establish a limit, if desired.)

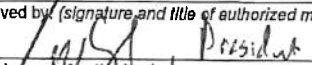
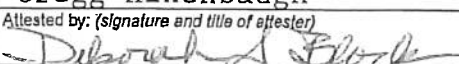
G. Other limitations or conditions (specify) \_\_\_\_\_

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 Number of years approved: _____ (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
<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	

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)  President	Telephone number <u>(574) 258-1616</u>	Date signed (month, day, year) <u>10/17/2022</u>
Printed name of authorized member of designating body <u>Gregg Hixenbaugh</u>	Name of designating body <u>Common Council</u>	
Attested by: (signature and title of attester) 	Printed name of attester <u>Deborah S. Block</u>	

\* 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. Except as provided in IC 6-1.1-12.1-18, 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.



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

2025 PAY 2026

FORM CF-1 / Real Property

### PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1-1-12.1-5.3 (k) and (l).

### INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

## SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer <b>United Petfood Producers USA Inc</b>		County <b>St. Joseph</b>
Address of Taxpayer (number and street, city, state, and ZIP code) <b>1011 W 11th Street, Mishawaka, IN 46544</b>		DLGF Taxing District Number <b>023</b>
Name of Contact Person <b>Terry Peterson</b>	Telephone Number <b>(574 ) 404-5963</b>	Email Address <b>tpeterson@unitedpetfood.com</b>

## SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body	Resolution Number	Estimated Start Date (month, day, year) <b>06/01/2025</b>
Location of Property <b>919 Cleveland Street, Mishawaka, IN 46544</b>		Actual Start Date (month, day, year) <b>06/01/2025</b>
Description of Real Property Improvements <b>Demolition and rebuilding of company facility to promote additional capacity for production and storage</b>		Estimated Completion Date (month, day, year) <b>12/31/2025</b>
		Actual Completion Date (month, day, year) <b>Not complete yet</b>

## SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	101	101
Salaries	6,269,716	6,269,716
Number of Employees Retained	101	101
Salaries	6,269,716	6,269,716
Number of Additional Employees	19	23
Salaries	1254427	1252600

## SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ 494200
Plus: Values of Proposed Project	\$ 5376000	\$
Less: Values of Any Property Being Replaced	\$	\$ 360500
Net Values Upon Completion of Project	\$ 5420800	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 494200
Plus: Values of Proposed Project	\$ 6133772	\$
Less: Values of Any Property Being Replaced	\$	\$ 360500
Net Values Upon Completion of Project	\$ 6133772	\$

## SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

## SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Elodie Floury</i>	Title <b>CEO</b>	Date Signed (month, day, year) <b>2.20.26</b>

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

# CF-1\_Real Property United Petfood.

Final Audit Report

2026-02-20

Created:	2026-02-20
By:	Terry Peterson (tpeterson@unitedpetfood.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIzhD0VUwxTIVZMHptkWTCz9ttVXXpz4r

## "CF-1\_Real Property United Petfood." History

-  Document created by Terry Peterson (tpeterson@unitedpetfood.com)  
2026-02-20 - 1:12:04 PM GMT
-  Document emailed to Elodie Fleury (efleury@unitedpetfood.com) for signature  
2026-02-20 - 1:12:48 PM GMT
-  Document e-signed by Elodie Fleury (efleury@unitedpetfood.com)  
Signature Date: 2026-02-20 - 7:33:20 PM GMT - Time Source: server
-  Agreement completed.  
2026-02-20 - 7:33:20 PM GMT



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

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 6-1.1-12.1-5.1.

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)

#### 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 redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires 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. For a Form SB-1/Real Property 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.

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

E-mail address

tpeterson@unitedpetfood.com

### SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Resolution number

Location of property

919 Cleveland, Mishawaka, IN 46544

County

St. Joseph

DLGF taxing district number

023

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

Demolition and rebuilding of company warehouse facility to promote additional capacity for production and storage

Estimated start date (month, day, year)

June 2025

Estimated completion date (month, day, year)

December 2025

### SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
101	\$6269716.0	101	\$6269716.00	19	\$1254427.00

### SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

#### REAL ESTATE IMPROVEMENTS

#### COST

#### ASSESSED VALUE

Current values		494200
Plus estimated values of proposed project	5376000	
Less values of any property being replaced		360500
Net estimated values upon completion of project	5420800	

### 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

Elodie Fleury

Date signed (month, day, year)

05/12/2025

Printed name of authorized representative

Elodie Fleury

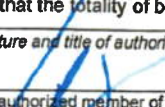
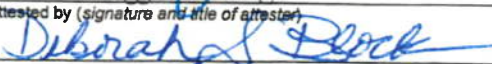
Title

**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 2 calendar years\* (see below). The date this designation expires is 6/3/2027. 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
- C. The amount of the deduction applicable is limited to \$ 5,376,000.
- D. Other limitations or conditions (specify) None
- 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 (574 ) 258-1616	Date signed (month, day, year) 6/2/2025
Printed name of authorized member of designating body Gregg Hixenbaugh	Name of designating body Common Council	
Attested by (signature and title of attester) 	Printed name of attester Deborah S. Block	

\* 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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

**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. Except as provided in IC 6-1.1-12.1-18, 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.



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

**PRIVACY NOTICE**  
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

**FORM CF-1 / PP**  
**2026 PAY 2027**

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Jamil Packaging Corporation		County Saint Joseph
Address of Taxpayer (street and number, city, state and ZIP code) 1420 Industrial Drive Mishawaka IN 46544		DLGF Taxing District Number 71-022
Name of Contact Person DAVID A DIROLL	Telephone Number 574-256-2600	Email Address dadiroll@jamilpkg.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body CITY OF MISHAWAKA COMMON COUNCIL	Resolution Number 2025-19	Estimated Start Date (month, day, year) 06/01/2025
Location of Property 1420 Industrial Drive Mishawaka IN 46544		Actual Start Date (month, day, year) 06/01/2025
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. BOBST EXPERT DRO 1628 WITH 1 TOP AND 3 BOTTOM PRINT CAPABILITIES AND 115" AGS G3 STACKER ALONG WITH CONVEYOR.		Estimated Completion Date (month, day, year) 10/31/2025 Actual Completion Date (month, day, year) In Process

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	131	144
Salaries	6,762,290	7,755,796
Number of Employees Retained	131	131
Salaries	6,762,290	7,055,620
Number of Additional Employees	9	13
Salaries	297,783	700,176

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	13,826,562							
Plus: Values of Proposed Project	4,849,516							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	18,676,078							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	15,743,376	2,742,165						
Plus: Values of Proposed Project	2,583,870	1,033,548						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	18,327,246	3,775,713						

**NOTE:** The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title PRESIDENT	Date Signed (month, day, year) 02/23/2026

Prepared by: Kruggel, Lawton & Company, LLC • 317 W. Franklin Street, Elkhart, IN 46516 • 574-264-2247

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**

**INSTRUCTIONS: (IC 6-1.1-12-5.9)**

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to. (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner <b>IS</b> in substantial compliance		
<input type="checkbox"/>	The property owner <b>IS NOT</b> in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing
<b>HEARING RESULTS (to be completed after the hearing)</b>			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By:		Designating Body	
<b>APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]</b>			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**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 <b>Jamil Packaging Corporation</b>	Name of contact person <b>David Jasper</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>1420 Industrial Drive, Mishawaka, IN 46544</b>	Telephone number <b>( 574 ) 256-2600</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>City of Mishawaka Common Council</b>	Resolution number (s)	
Location of property <b>1420 Industrial Drive, Mishawaka, IN 46544</b>	County <b>St. Joseph</b>	
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.) <b>Bobst Expert DRO 1628 with 1 top and 3 bottom print capabilities and 115" AGS G3 stacker along with conveyor.</b>	DLGF taxing district number <b>71022</b>	
	<b>ESTIMATED</b>	
	START DATE	COMPLETION DATE
	Manufacturing Equipment	<b>06/01/2025 10/31/2025</b>
	R & D-Equipment	
Logist Dist Equipment		
IT Equipment		

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current Number <b>131</b>	Salaries <b>6,762,290</b>	Number Retained <b>131</b>	Salaries <b>6,762,290</b>	Number Additional <b>9</b>	Salaries <b>297,783</b>
------------------------------	------------------------------	-------------------------------	------------------------------	-------------------------------	----------------------------

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

<b>NOTE:</b> Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	<b>MANUFACTURING EQUIPMENT</b>		<b>R &amp; D EQUIPMENT</b>		<b>LOGIST DIST EQUIPMENT</b>		<b>IT EQUIPMENT</b>	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	13,826,562							
Plus estimated values of proposed project	4,849,516							
Less values of any property being replaced	0							
Net estimated values upon completion of project	18,676,078							

**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>David A. Divo</i>	Date signed (month, day, year) <b>May 6, 2025</b>
Printed name of authorized representative <b>David A. Divo</b>	Title <b>President</b>



**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 <b>Jamil Packaging Corporation</b>	Name of contact person <b>David Jasper</b>
Address of taxpayer (number and street, city, state, and ZIP code) <b>1420 Industrial Drive, Mishawaka, IN 46544</b>	Telephone number <b>( 574 ) 256-2600</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>City of Mishawaka Common Council</b>	Resolution number (s)	
Location of property <b>1420 Industrial Drive, Mishawaka, IN 46544</b>	County <b>St. Joseph</b>	
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.) <b>Bobst Expert DRO 1628 with 1 top and 3 bottom print capabilities and 115" AGS G3 stacker along with conveyor.</b>	DLGF taxing district number <b>71022</b>	
	<b>ESTIMATED</b>	
	START DATE	COMPLETION DATE
	Manufacturing Equipment	<b>06/01/2025 10/31/2025</b>
	R & D Equipment	
Logist Dist Equipment		
IT Equipment		

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<b>131</b>	<b>6,762,290</b>	<b>131</b>	<b>6,762,290</b>	<b>9</b>	<b>297,783</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

<b>NOTE:</b> 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	13,826,562							
Plus estimated values of proposed project	4,849,516							
Less values of any property being replaced	0							
Net estimated values upon completion of project	18,676,078							

**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>David A. Dwork</i>	Date signed (month, day, year) <b>May 6, 2025</b>
Printed name of authorized representative <b>David A Dwork</b>	Title <b>President</b>

**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 2 calendar years \* (see below). The date this designation expires is 6/16/27. 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 checked="" 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 checked="" type="checkbox"/> No |   |
| 4. Installation of new information technology equipment;   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |   |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ 4,849,516 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.)

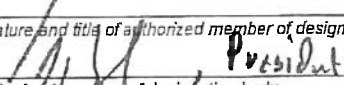
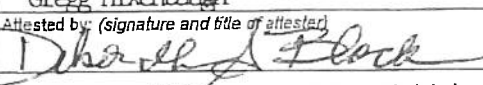
G. Other limitations or conditions (specify) \_\_\_\_\_

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 checked="" type="checkbox"/> Year 1 | <input checked="" type="checkbox"/> Year 2 | <input checked="" type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input 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. SEE R 2-19-05

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)  President	Telephone number (574) 2581616	Date signed (month, day, year) 6/16/2025
Printed name of authorized member of designating body Greg Hixenbaugh	Name of designating body Common Council	
Attested by: (signature and title of attester) 	Printed name of attester Deborah S. Block	

\* 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. Except as provided in IC 6-1.1-12.1-18, 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.

MAR 11 2026

City Clerk  
Mishawaka, IN

PETITION #26-03

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2026-07

ORDINANCE NO. \_\_\_\_\_

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

WHEREAS, Josette M Shannon, have filed a petition for vacation of the public right-of-way described in Section 1 below;

WHEREAS, the Petitioner owns part of land that abuts the public right-of-way sought to be vacated;

WHEREAS, notice of the filing and petition and date of hearing on said petition has been given as required by law;

WHEREAS, the vacation will not hinder the growth or orderly development of the neighborhood;

WHEREAS, the public right-of-way sought to be vacated will not prevent access to any abutting lands by means of a public way;

WHEREAS, the vacation of the public right-of-way sought to be vacated will not hinder the public's access to a church, school, or other public building or place;

WHEREAS, the vacation of the public right-of-way sought to be vacated will not hinder the use of any public way, utility or place;

WHEREAS, the vacation of the public right-of-way does not conflict with the goals, objectives and policies of the Mishawaka Comprehensive Plan; and

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the vacation of the public right-of-way including the imposition of reasonable conditions, to-wit, the recommendation of the department of City Planning, as hereinafter described.

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

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

*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:*

ORDINANCE NO. \_\_

*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.*

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

- 1) The vacation will not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. Vacating the unused portion of the right-of-way would provide off-street parking in a congested neighborhood.*
- 2) The vacation will not make access to any adjacent lands by means of public way difficult or inconvenient. The right-of-way is unpaved and does not provide access to/from any other street/alley.*
- 3) The vacation will not hinder the public's access to a church, school, or other public building or place. The street does not provide access to any church, school, public building or place and thus will not hinder the public's access to any of the aforementioned destination;*
- 4) The vacation would not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous. The proposed vacation does not provide access to a public way, and there are no utilities within the area of vacation.*

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.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

PROPOSED ORDINANCE NO. \_\_\_\_\_

ORDINANCE NO. \_\_

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

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

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

\_\_\_\_\_  
David A. Wood, Mayor

**STAFF REPORT**

Location: North of 209 Towle Ave

Date: March 10, 2026

Petition: 26-03

Prepared By: CH

**GENERAL INFORMATION**

Applicant: Josette M. Shannon/Wightman

Status: Adjacent Property Owner/Surveyor

Request: Vacate Public Right-of-Way

Zoning Classification: Right-of-Way

Applicable Regulations: IC 36-7-3-12 and 13

**SPECIAL INFORMATION**

Area Development Pattern:	North:	C-3 City Center Commercial (Townes at Kamm Island)
	South:	C-3 City Center Commercial (Single Family Residential)
	East:	C-3 City Center Commercial (Single Family Residential)
	West:	C-3 City Center Commercial (100 Center Apartments)

Thoroughfare: Towle Ave

Council District: 4

School District: School City of Mishawaka

Public Utilities: Public Right-of-Way

Comprehensive Plan: General Commercial

**ANALYSIS**

The Petitioner is requesting to vacate a 33' by 65.51' area that is dedicated right of way for Front Street. There will also be a 3' by 50' strip connecting this area to Towle Ave. This right-of-way is north of 209 Towle Ave. It was originally part of the Conrail Line and was dedicated as Front Street right-of way in 2008 by Secondary Plat of Iron Works Phase 1.

The parcel to the south (Tax ID 016-1013-0553/209 Towle), which includes Lot 5 of McQuillen's Subdivision and previously vacated alleys is owned by Josette Shannon.

The owner of 209 Towle Ave signed the petition. If this property is vacated they would like to build a garage towards the rear of the property. The petitioners believe the vacation would help facilitate a parking area for this property and alleviate the need for parking on the street.

Towle Avenue dead ends and does not have a connection to Front Street. This additional right-of-way does not provide access to/from any other street/alley. The property requested to be vacated will not

affect the paved turnaround or the pedestrian ramp to Front Street. This right-of-way is an underutilized grass area.

There are no City utilities within the limits of the vacation area.

Engineering confirms a concrete driveway shall be extended to the proposed garage. Vehicles shall not travel on grass or gravel. Shall be permanent hard surface.

All other City departments have reviewed the proposed right-of-way vacation and recommend approval.

### **RECOMMENDATION**

Staff recommends in favor of Petition 26-03 to vacate a portion of right-of-way, identified on Exhibit A, north of 209 Towle Ave. This recommendation is based on the following findings of fact *per Indiana Code 36-7-3-13 (a)*:

- 1) The vacation will not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. Vacating the unused portion of the right-of-way would provide off-street parking in a congested neighborhood.
- 2) The vacation will not make access to any adjacent lands by means of public way difficult or inconvenient. The right-of-way is unpaved and does not provide access to/from any other street/alley.
- 3) The vacation will not hinder the public's access to a church, school, or other public building or place. The street does not provide access to any church, school, public building or place and thus will not hinder the public's access to any of the aforementioned destination;
- 4) The vacation would not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous. The proposed vacation does not provide access to a public way, and there are no utilities within the area of vacation.

### **ATTACHMENTS**

Aerial, Photos, Petition, Location Map





House at 209 Towle Ave



Area to be Vacated (where truck is parked and behind paved turnaround)



Looking south from the terminus of Towle Ave  
Pedestrian walkway and paved turnaround will not be affected

January 23, 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 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.



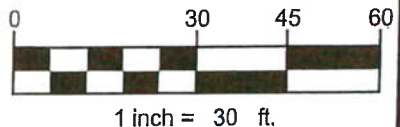
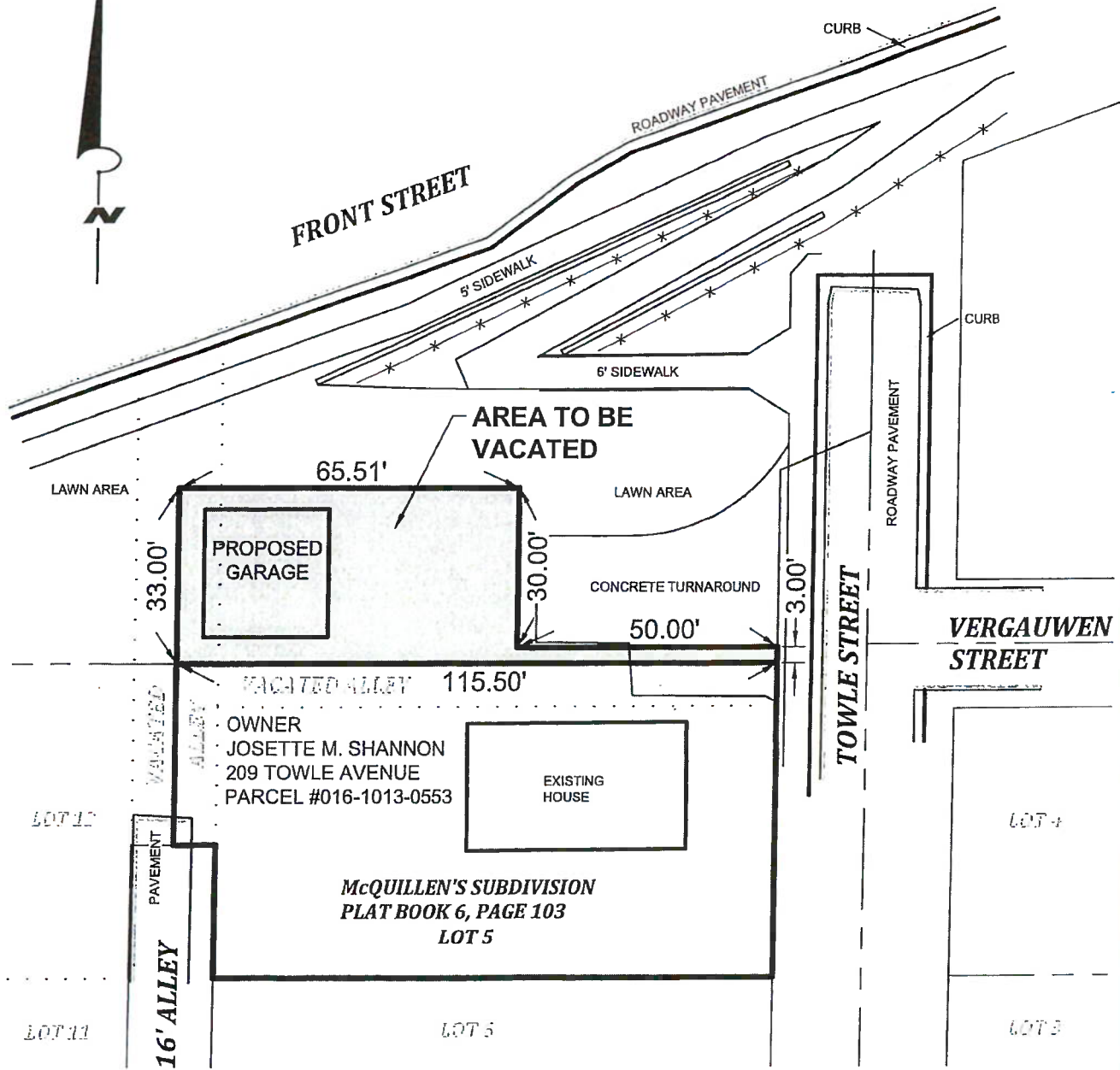
Josette M. Shannon  
Lot 5 McQuillens Sub  
209 Towle Avenue  
Mishawaka, Indiana 46545

Contact person:  
Wightman c/o Terry Lang  
1402 Mishawaka Avenue  
South Bend, Indiana 46615  
[tlang@gowightman.com](mailto: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.

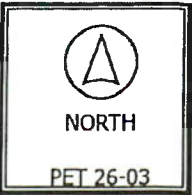
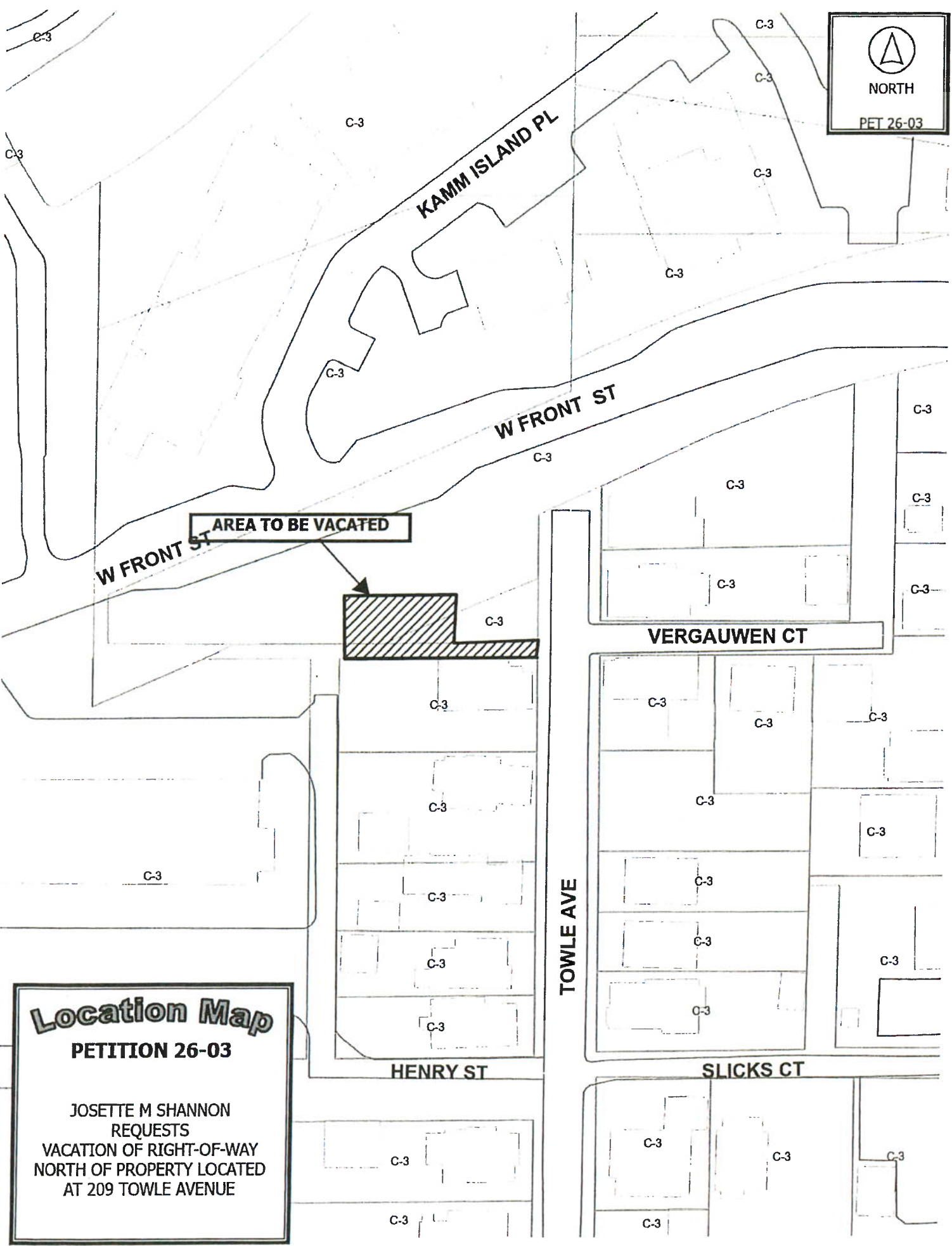


**W+ WIGHTMAN**  
 1670 LINCOLN RD. ALLEGAN, MI. 49010  
 269.673.8465  
 www.gowightman.com

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

SITE PLAN

© 2022 Robert Shannon - Trade Area Services - LD & ENGINEERING A, INC. All rights reserved. LAYOUTS 20220127 16:16:27 AM THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED. © JOB WIGHTMAN & ASSOCIATES, P.C.



**Location Map**  
**PETITION 26-03**  
  
JOSETTE M SHANNON  
REQUESTS  
VACATION OF RIGHT-OF-WAY  
NORTH OF PROPERTY LOCATED  
AT 209 TOWLE AVENUE

MAR 11 2026

City Clerk  
Mishawaka, IN

PETITION 26-04  
CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2026-08

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:

*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 3<sup>rd</sup> Cleveland Road Minor Subdivision" as recorded by Document number 2025-20273 in the Records of St. Joseph County, Indiana Recorder 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 3<sup>rd</sup> Cleveland Road Minor Subdivision.*

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 S-2 Planned Unit Development and be added to the Penn Planned Unit Development.

**All the above real estate** shall hereafter be amended for providing an extension of Veterans Parkway connection to Cleveland Road.

This recommendation is based on the following findings of fact:

- 1. The Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, a 3.11 acre site will connect two parcels currently within the City Limits.*

Proposed Ordinance No: 2026-08

Ordinance No: \_\_\_\_\_

2. *Current conditions and the character of structures and uses in each district – While the subject property is currently used as agricultural/residential, the recent changes to properties surrounding this are commercial, like the Mishawaka Fieldhouse and proposed auto mall.*
3. *The most desirable use for which the land in each district is adapted – Because of the property’s location between two developable pieces of property, the most desirable use for the property is to have it under the same jurisdiction to provide the extension of utilities and roadway.*
4. *The conservation of property values throughout the jurisdiction – The proposed zoning should not be injurious to property values in the surrounding area considering properties to the north and south are zoned for commercial uses that will benefit from the connectivity of Veterans Parkway.*
5. *Responsible development and growth – The expansion of Veterans Parkway for commercial uses is responsible grown and development connecting two developable properties.*

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, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_M.

Proposed Ordinance No: \_\_\_\_\_

Ordinance No: \_\_\_\_\_

\_\_\_\_\_  
David A. Wood, Mayor

**STAFF REPORT**

Location: South of Cleveland Rd, approximately 1,400' west of Capital Ave      Date: March 10, 2026  
Petition: 26 04      Prepared By: CH

**GENERAL INFORMATION**

Applicant: Mish RE LLC  
Status: Property Owner  
Request: To annex property, zone to S-2 PUD, and add to the Penn Planned Unit Development, providing extension of Veterans Parkway connection to Cleveland Road  
Existing Zoning: Unincorporated St. Joseph County (A Agricultural and R Single Family District)  
Proposed Zoning: S-2 Planned Unit Development  
Lot Size: Approximately 3.11 acres  
Applicable Regulations: ORD 5340AA, 5341AA & 5342AA / Penn Planned Unit Development & Section 137-41 / Amendments to 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: S-2 Planned Unit Development (Auto Mall)  
South: S-2 Planned Unit Development (Mishawaka Fieldhouse)  
East: Unincorporated St. Joseph County (A Agricultural and R Single Family District)  
West: Unincorporated St. Joseph County (A Agricultural and R Single Family District)  
Thoroughfare: E. Cleveland Road & Veterans Parkway  
Council District: Adjacent to 6  
School District: Penn-Harris-Madison  
Township: Harris  
Public Utilities: All utilities are available and/or will be extended to/throughout the site at the developer's expense.  
Comprehensive Plan: This area was outside the boundaries of the Mishawaka 2000 Comprehensive Plan.

## ANALYSIS

### **Proposal:**

The applicant is proposing to annex and establish S-2 Planned Unit Development zoning, as part of the Penn PUD for an area south of Cleveland Road, to connect to Veterans Parkway.

The 3.67 acre site, currently known as Lot 1 of Wright's 3rd Cleveland Rd Minor Subdivision (Parcel ID 006-1011-013207) is located on the south side of Cleveland Road, north of the terminus of Veterans Parkway.

In mid-2012, the property to the south was annexed into the City of Mishawaka and zoned S-2 Planned Unit Development (Penn PUD). In 2022 & 2024, the property at the northwest corner of Capital and Cleveland was annexed for an auto mall (NW Cleveland & Capital PUD).

The applicant is requesting a zoning classification of S-2 Planned Unit Development as part of the Penn PUD. Once annexed, the City will take steps to dedicate it as right-of-way, serving as the extension of Veterans Parkway, connecting Douglas Road to E. Cleveland Road.

Additionally, utilities to serve the auto mall are planned to go through this extension of Veterans Parkway. It makes sense that all the property be under the same jurisdiction when those improvements happen.

### **Annexation:**

Per the State of Indiana's annexation laws, a parcel is required to share one-eighth, or 12.5%, of its boundary with the existing City boundary in order to be annexed. With the previous annexation as outlined above, approximately 1,086.18 feet, or 24.6%, of the total 4,413.49 feet of the perimeter of the property will be contiguous with the existing city limits. This exceeds the required 12.5% contiguity.

### **Location/Context:**

The site is located South of Cleveland Rd, approximately 1,400' west of Capital Ave, and is bordered to the east and west by A Agricultural and R Single Family zoned land which is farmed; vacant land in the Penn PUD to the south, and a proposed auto mall to the north. The City limits have expanded in this area over the past 15 years.

### **Zoning Change:**

The goal here is mostly annexation, to ensure the road right-of-way and extension of utilities takes place under one jurisdiction. Including this 3.11 acres into the Penn PUD makes the most sense for future development and expansion of that PUD.

### **Transportation/Roads:**

According to the latest available traffic counts, there were 11,114 annual average daily trips (AADT) along E. Cleveland Road east of Capital Avenue and 1,246 AADT on Veterans Parkway just north of Douglas Road. January of 2025 was the first time data is available for either of these locations. Capital Avenue, just north of Douglas Road, had 14,214 AADT in January of 2025, and had increased each time since 2020.

The 2050 Transportation Plan, prepared by the Michiana Area Council of Government with input from City staff, includes the extension of Veteran's Parkway from its current terminus near the Mishawaka Fieldhouse to E. Cleveland Road with an anticipated completion date in 2035. Another project identified in this area is adding travel lanes along E. Cleveland Road from N. Fir Road to Capital Avenue. The plan indicates a completion year of 2050, but part of this project between the Indiana Toll Road and Capital Avenue is planned for construction by the end of 2027. The timeline of this project was escalated due to the proposed Gurley Leep auto mall development at the northwest corner of E. Cleveland Road and Capital Avenue. 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 request for annexation and zoning with Water commenting that this is within the 5 year time of travel for Juday Creek wellhead protection area.

## RECOMMENDATION

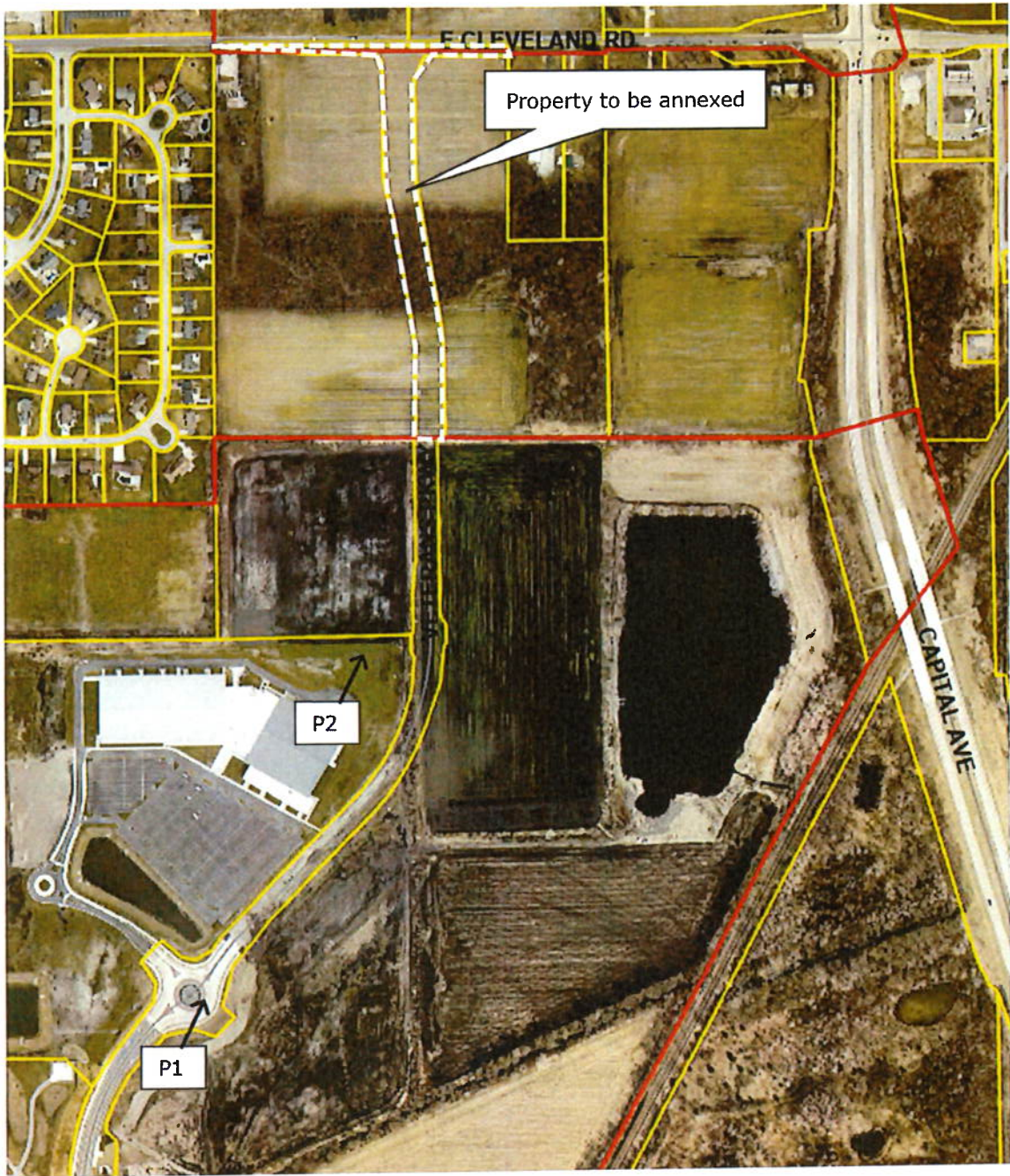
Staff recommends in **favor** of Petition #26-04 to annex and establish zoning as S-2 Planned Unit Development District for the property located south of Cleveland Rd, approximately 1,400' west of Capital Ave.

This recommendation is based on the following Findings of Fact:

1. The Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, a 3.11 acre site will connect two parcels currently within the City Limits.
2. Current conditions and the character of structures and uses in each district – While the subject property is currently used as agricultural/residential, the recent changes to properties surrounding this are commercial, like the Mishawaka Fieldhouse and proposed auto mall.
3. The most desirable use for which the land in each district is adapted - Because of the property's location between two developable pieces of property, the most desirable use for the property is to have it under the same jurisdiction to provide the extension of utilities and roadway.
4. The conservation of property values throughout the jurisdiction – The proposed zoning should not be injurious to property values in the surrounding area considering properties to the north and south are zoned for commercial uses that will benefit from the connectivity of Veterans Parkway.
5. Responsible development and growth – The expansion of Veterans Parkway for commercial uses is responsible grown and development connecting two developable properties.

## ATTACHMENTS

Aerial Map, Photographs, Rezoning & Annexation Petition, County Plat, and Location Map





Existing terminus of Veterans Parkway, just north of the Mishawaka Fieldhouse



1/22/26 2:29 PM

A view north towards where the road would be expanded.

Date: February 18, 2026

Per 26-04

Received

FEB 12 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

**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 3<sup>RD</sup> 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 3<sup>RD</sup> CLEVELAND ROAD MINOR SUBDIVISION.

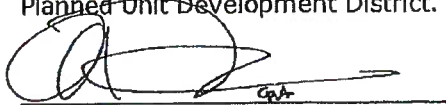
Property is vacant land located on the south side of E. Cleveland Road approximately 1,400' West of Capital Avenue. The above described property, excluding the dedicated public right-of-way, is presently zoned "R" Single Family District in the unincorporated county.

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.

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



**WRIGHT'S 3RD CLEVELAND ROAD MINOR SUBDIVISION**  
 PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH,  
 RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

Traverse    
 Being the Final  
 Date 11-22-2024

**DEED OF DONATION**

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AS HEREBY SET FORTH, PLAN AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF ST. JOSEPH COUNTY, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS:

WRIGHT'S 3RD CLEVELAND ROAD MINOR SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADS, EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND HEREIN, FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAN, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREETS, THERE SHALL BE CREATED OR MAINTAINED NO DRIVEWAYS, SIDEWALKS, OR OTHER FEATURES FOR THE USE OF THE PUBLIC UNLESS AND UNLESS THEY ARE AUTHORIZED AND APPROVED BY THE BOARD OF SUPERVISORS OF ST. JOSEPH COUNTY, INDIANA. THE BOARD OF SUPERVISORS SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE PLAN UNDER THE TITLE AND TITLE THEREIN INDICATED.

DATED THIS 24 DAY OF July 2024.

LANE A. WRIGHT, OWNER  
 3000 W. HARRIS TOWNSHIP  
 CHANDLER, IN 46502

*Lane A. Wright*  
 LANE A. WRIGHT, OWNER

DOVA P. WRIGHT, OWNER  
 3000 W. HARRIS TOWNSHIP  
 CHANDLER, IN 46502

*Dova P. Wright*  
 DOVA P. WRIGHT, OWNER

**INTEGRATION - STANDARD**

STATE OF INDIANA ) SS:  
 COUNTY OF ST. JOSEPH )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO PERSONALLY APPEAR THE ABOVE NOTED PERSONS, AND (EACH) SEPARATELY AND JOINTLY ACKNOWLEDGE THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF July 2024.

MY COMMISSION EXPIRES NOVEMBER 13, 2030.  
 MICHAEL J. HANCOCK  
 NOTARY PUBLIC  
 RESIDENT OF ST. JOSEPH COUNTY  
 IN 4650529



**SUBDIVISION CERTIFICATE**

I, LANE A. WRIGHT, OWNER OF THE LAND DESCRIBED IN THIS SUBDIVISION, HEREBY CERTIFY THAT THE PLAN SET FORTH REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 21ST DAY OF MAY, 2023 IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF ST. JOSEPH COUNTY, INDIANA. RECORDS' OFFICE, AND THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF ST. JOSEPH COUNTY, INDIANA.

ALL HARRIS #110032

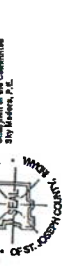
I, LANE A. WRIGHT, OWNER OF THE LAND DESCRIBED IN THIS DOCUMENT, HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW.



**CERTIFICATE OF APPROVAL**

IN WITNESS WHEREOF, WE HAVE AFFIXED OUR SIGNATURES AND THE COMMISSIONER'S SEAL HERETO.

*[Signature]*  
 STATE OF INDIANA  
 DEPARTMENT OF COMMERCE  
 ST. JOSEPH COUNTY

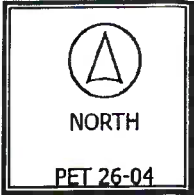


DATE	BY	REASON

**REVISIONS**

**DMA**  
 Land Surveyors & Associates, Inc.  
 Land Surveyors & Associates, Inc.  
 1111 N. HARRIS TOWNSHIP  
 CHANDLER, IN 46502

71111 N. HARRIS TOWNSHIP



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

MAR 11 2026

City Clerk  
Mishawaka, IN

PETITION 26-05  
CITY OF MISHAWAKA, INDIANA  
PROPOSED ORDINANCE NO. 2026-09  
ORDINANCE NO. \_\_\_\_\_

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

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

**822 W Fourth Street, Mishawaka, IN**

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

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

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

*Lot 3, Col. John Smith Addition, City of Mishawaka, St. Joseph County, Indiana*

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

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

- 1. The applicable Comprehensive Plan is the Mishawaka 2000 Comprehensive Plan, created in 1990, which identifies a land use of the subject property as Low Density Residential. Rezoning this property to R-1 Single Family Residential would match the current use of the property.*
- 2. Current conditions and the character of current structures and uses in each district – A zoning of R-1 Single Family Residential would adhere to the current conditions and character of the property as it is being used a single family home.*
- 3. The most desirable use for which the land in each district is adopted – The most desirable use for the property is a single family home as the surrounding area is primarily single family homes.*
- 4. The conservation of property values throughout the jurisdiction –The property is and has been in recent years a single family residence so there would be no impact to the neighboring properties thus conserving the property values in the neighborhood.*
- 5. Responsible development and growth - The proposed change is desirable given the surrounding area is single family homes and zoned as R-1 Single Family Residential.*

Proposed Ordinance No: 2026-09

Ordinance No: \_\_\_\_\_

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, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
David A. Wood, Mayor

<b>STAFF REPORT</b>
---------------------

Location: 822 W Fourth Street

Date: March 10, 2026

Petition: 26 05

Prepared By: DMW

<b>GENERAL INFORMATION</b>
----------------------------

Applicant: Slieve League Realty LLC / Joshua Stewart

Status: Property Owner

Request: Rezone from C-1 General Commercial District to R-1 Single Family Residential

Zoning Classification: C-1 General Commercial District

Lot Size: 0.15 acres

Applicable Regulations: Sec. 137-164 thru 137-166 Residential R-1 District; Sec. 137-40 Plan Commission; & Sec. 137-41 Amendment to Zoning Ordinance and Zoning Map, Indiana Code 36-7-4-603

<b>SPECIAL INFORMATION</b>
----------------------------

Area Development Pattern: North: R-1 Single Family Residential  
 South: C-4 Auto Oriented Commercial (West End Automotive)  
 East: C-1 General Commercial (former Elbode Tire Supply)  
 West: C-5 Neighborhood Commercial (St. Joseph County Ticket Office)

Thoroughfare: W Fourth Street

Council District: 4

School District: School City of Mishawaka

Township: Penn

Public Utilities: All public utilities are available and existing.

Comprehensive Plan: General Commercial

<b>ANALYSIS</b>
-----------------

The Petitioner, Joshua Stewart, is requesting to rezone 822 W Fourth Street from C-1 General Commercial District to R-1 Single Family Residential District. The property is located on the NE corner of Smith Street and W Fourth Street south of Lincolnway West. Surrounding properties on the corner of Smith and W Fourth Street have a mix of zoning including C-5 Neighborhood Commercial, C-1 General Commercial and C-4 Auto Oriented Commercial. However, outside of this corner, the properties are zoned R-1 Single Family Residential for single family homes.

The property has been used as a single family home in more recent years and the current owner would like the zoning to match existing use. Per the current owner, the history of the property indicated that there was a grocery store and residence at this location in prior years.

Engineering Department commented that with rezoning to R-1 the property would now be eligible for the 50/50 sidewalk replacement program.

Pertinent City Departments have reviewed and approved the request.

## RECOMMENDATION

The Planning Department recommends **approval** of Petition #26-05 to rezone 822 W Fourth Street from C-1 General Commercial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact per *Indiana Code Section 36-7-4-603*:

1. The applicable Comprehensive Plan is the Mishawaka 2000 Comprehensive Plan, created in 1990, which identifies a land use of the subject property as Low Density Residential. Rezoning this property to R-1 Single Family Residential would match the current use of the property.
2. Current conditions and the character of current structures and uses in each district – A zoning of R-1 Single Family Residential would adhere to the current conditions and character of the property as it is being used as a single family home.
3. The most desirable use for which the land in each district is adopted – The most desirable use for the property is a single family home as the surrounding area is primarily single family homes.
4. The conservation of property values throughout the jurisdiction –The property is and has been in recent years a single family residence so there would be no impact to the neighboring properties thus conserving the property values in the neighborhood.
5. Responsible development and growth - The proposed change is desirable given the surrounding area is single family homes and zoned as R-1 Single Family Residential.

## ATTACHMENTS

AERIAL, PHOTOGRAPHS, PETITION, LOCATION MAP



Aerial



Easterly view from Smith Street



Northeasterly view from the intersection of Smith Street & W Fourth Street



Southerly view of the rear of the property from the alley

02/16/2026

PET 26-05

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*

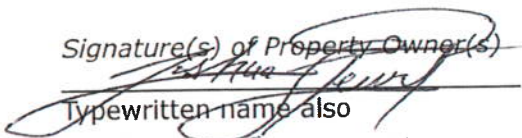
The undersigned (Joshua Stewart) respectfully shows he is the owner of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

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.

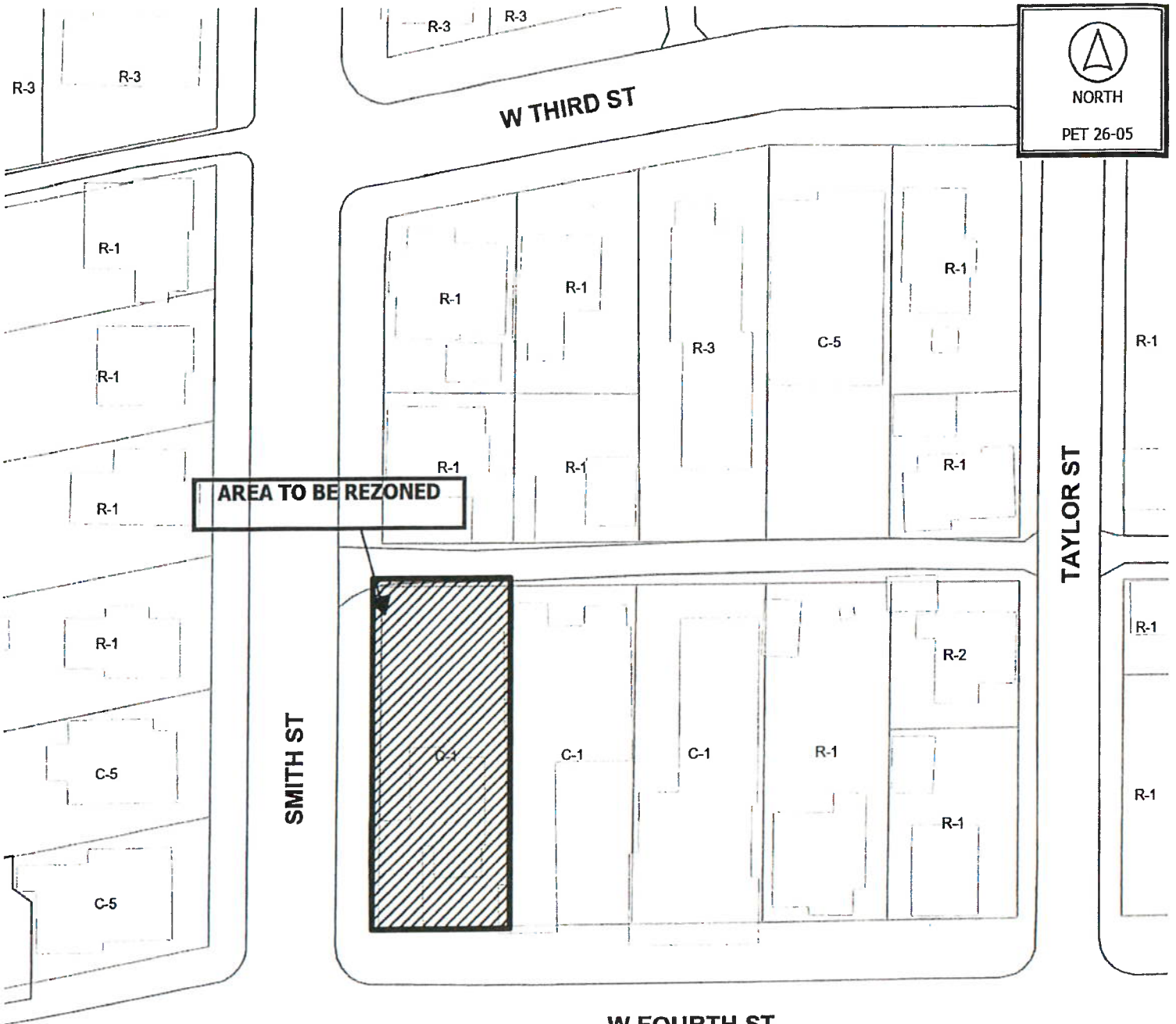
*Signature(s) of Property Owner(s)*  
  
\_\_\_\_\_  
Typewritten name also  
*Joshua Stewart*

*Signature(s) of Property Owner(s)*  
\_\_\_\_\_  
Typewritten name also

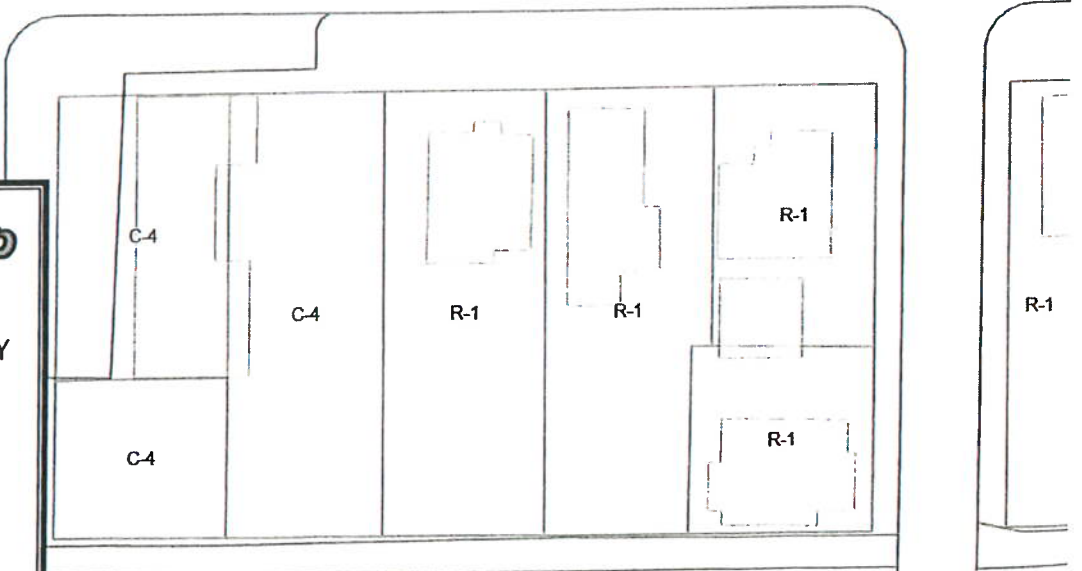
**CONTACT PERSON:**

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





**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



MAR 11 2026

City Clerk  
Mishawaka, IN

PETITION #26-06

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2026-10

ORDINANCE NO. \_\_\_\_\_

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

WHEREAS, Terry L Seggerman & Cathy Peterson, Devisees of the last will of Helen M. Seggerman, have filed a petition for vacation of the public right-of-way described in Section 1 below;

WHEREAS, the Petitioner owns part of land that abuts the public right-of-way sought to be vacated;

WHEREAS, notice of the filing and petition and date of hearing on said petition has been given as required by law;

WHEREAS, the vacation will not hinder the growth or orderly development of the neighborhood;

WHEREAS, the public right-of-way sought to be vacated will not prevent access to any abutting lands by means of a public way;

WHEREAS, the vacation of the public right-of-way sought to be vacated will not hinder the public's access to a church, school, or other public building or place;

WHEREAS, the vacation of the public right-of-way sought to be vacated will not hinder the use of any public way, utility or place;

WHEREAS, the vacation of the public right-of-way does not conflict with the goals, objectives and policies of the Mishawaka Comprehensive Plan; and

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the vacation of the public right-of-way including the imposition of reasonable conditions, to-wit, the recommendation of the department of City Planning, as hereinafter described.

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

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

PROPOSED ORDINANCE NO. 2026-18

ORDINANCE NO. \_\_

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.

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

- 1) *The vacation will not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation will allow an existing stormwater detention basin to be incorporated into a proposed apartment complex and will reduce future hinderances for the anticipated development.*
- 2) *The vacation will not make access to any adjacent lands by means of public way difficult or inconvenient. The area to be vacated does not include any drives that provide access to the adjacent vacant property.*
- 3) *The vacation will not hinder the public's access to a church, school, or other public building or place. No such uses are adjacent to the right-of-way being vacated.*
- 4) *The vacation would not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous. The existing right-of-way does not include any roadways and is only being used for a stormwater detention basin.*

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 \_\_\_\_\_

PROPOSED ORDINANCE NO. \_\_\_\_\_

ORDINANCE NO. \_\_  
day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Presiding Officer

ATTEST:

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_  
o'clock \_\_\_\_\_M.

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

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

\_\_\_\_\_  
David A. Wood, Mayor

<b>STAFF REPORT</b>
---------------------

Location: Part of N. Fir Road on the east side approximately  
630' south of E. Cleveland Road

Date: March 10, 2026

Petition: 26-06

Prepared By: DJS

<b>GENERAL INFORMATION</b>
----------------------------

Applicant: Terry L Seggerman & Cathy Peterson, Devises of the last will of Helen M. Seggerman / SC Bodner Company / Danch, Harner & Associates

Status: Property Owner / Contingent Developer / Surveyor & Engineer

Request: Vacate Public Right-of-Way

Zoning Classification: Right-of-Way

Applicable Regulations: IC 36-7-3-12 and 13

<b>SPECIAL INFORMATION</b>
----------------------------

Area Development Pattern: North: C-6 Linear Office Commercial / Medical Office  
South: R-3 Multi-Family Residential / Wooded Wetland recently annexed as part of a proposed apartment complex (Ord. 5965)  
East: R-3 Multi-Family Residential / Vacant Agricultural property recently annexed as part of a proposed apartment complex (Ord. 5965)  
West: C-6 Linear Office Commercial / Medical Office & S-2 Planned Unit Development / Vacant

Thoroughfare: N. Fir Road

Council District: 6

School District: Penn-Harris-Madison

Public Utilities: Public Right-of-Way

Comprehensive Plan: This area was not included in the extents of the Mishawaka 2000 Comprehensive Plan.

<b>ANALYSIS</b>
-----------------

The Petitioners are requesting to vacate a 2.65 acre area of public right-of-way located on the east side of N. Fir Road approximately 630' south of E. Cleveland Road. The right-of-way is adjacent to property owned by Terry L Seggerman & Cathy Peterson, Devises of the last will of Helen M. Seggerman, who have both signed the petition.

The surrounding parcel (Tax #006-1012-0151 pre-annexation) and adjacent parcel to the south (Tax #006-1015-0152 pre-annexation) were annexed into the City of Mishawaka earlier this year (Ord. 5965). The contingent developer, SC Bodnar Company, has plans to construct an apartment complex as shown

on the attached preliminary site plan. This plan was filed last November as a part of the annexation and zoning petition. The property was zoned to the R-3 Multi-Family Residential District.

The area to be vacated includes an existing stormwater detention basin constructed in 2010 as part of a road improvement project. The basin was dedicated as public right-of-way (Instr. #1031706) in lieu of establishing an easement on private property. The basin will remain, and it is proposed to be expanded and used for stormwater management for the new apartment complex. The preliminary site plan also shows other infrastructure (access drives, parking areas, sidewalks, etc) within the current public right-of-way. A gated right in-right out only emergency/fire access is shown along N. Fir Road utilizing an existing curb cut within the area to be vacated.

No overhead utility lines are located within area to be vacated. The City's GIS shows underground utilities (electric and sanitary sewer) are present within an existing utility easement (Instr. #0631654). This easement is shown on the vacation diagram and will remain. The presence of any private underground utilities is unknown. Since the petition does not request the release of any utility easement rights, easements will remain within the vacated areas unless a subdivision plat is submitted and recorded to establish new easements.

The Engineering Department commented that the area shall be encompassed with a future drainage easement and be reserved and/or modified with the proposed apartment development.

All other City departments have reviewed the proposed right-of-way vacation and recommend approval.

The County Engineering Department was forwarded the request for questions or comments, and to date, we have had no reply.

## RECOMMENDATION

Staff recommends in favor of Petition 26-06 to vacate 2.65 acres of public right-of-way located on the east side of N. Fir Road approximately 630' south of E. Cleveland Road. This recommendation is based on the following findings of fact *per Indiana Code 36-7-3-13 (a)*:

- 1) The vacation will not hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous. The vacation will allow an existing stormwater detention basin to be incorporated into a proposed apartment complex and will reduce future hinderances for the anticipated development.
- 2) The vacation will not make access to any adjacent lands by means of public way difficult or inconvenient. The area to be vacated does not include any drives that provide access to the adjacent vacant property.
- 3) The vacation will not hinder the public's access to a church, school, or other public building or place. No such uses are adjacent to the right-of-way being vacated.
- 4) The vacation would not hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous. The existing right-of-way does not include any roadways and is only being used for a stormwater detention basin.

## ATTACHMENTS

Aerial Photograph of Area to be Vacated, Photos, Petition & Vacation Diagram, Preliminary Site Plan for Apartment Complex, Location Map



Aerial Photograph  
Public Right-of-Way Proposed to be Vacated



P1. Looking southerly toward the detention basin/public right-of-way from N. Fir Road.

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*  
*On Behalf of His Co-Attorney at Law*  
TERRY L. SEGGERMAN

*Cathy Peterson*  
*On Behalf of Herself 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. 1-574-730-3530

CONTACT PERSON:

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

SURVEY PREPARED FOR: SC BODNER CO, INC.  
 SURVEY DATED: 11/19/2025  
 FILE #: 250255

# FIR ROAD VACATION DIAGRAM

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST,  
 HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.



SCALE 1" = 50'  
 0 50' 100' 150' 180'

**COURSE TABLE**

STATION	BEARING	DISTANCE	Easting	Northing
1	N 89° 15' 00" E	100.00	100.00	0.00
2	S 89° 15' 00" E	100.00	100.00	-100.00
3	S 0° 00' 00" E	100.00	100.00	-100.00
4	N 89° 15' 00" W	100.00	0.00	-100.00
5	N 0° 00' 00" W	100.00	-100.00	-100.00
6	N 89° 15' 00" W	100.00	-100.00	0.00
7	N 89° 15' 00" E	100.00	-100.00	100.00
8	S 89° 15' 00" E	100.00	0.00	100.00
9	S 0° 00' 00" E	100.00	100.00	100.00
10	S 89° 15' 00" E	100.00	100.00	0.00
11	N 89° 15' 00" E	100.00	100.00	0.00
12	N 89° 15' 00" E	100.00	100.00	0.00

**LEGAL DESCRIPTION**

THE FOLLOWING IS A LEGAL DESCRIPTION OF THE LAND SHOWN ON THIS PLAN, TO-WIT:

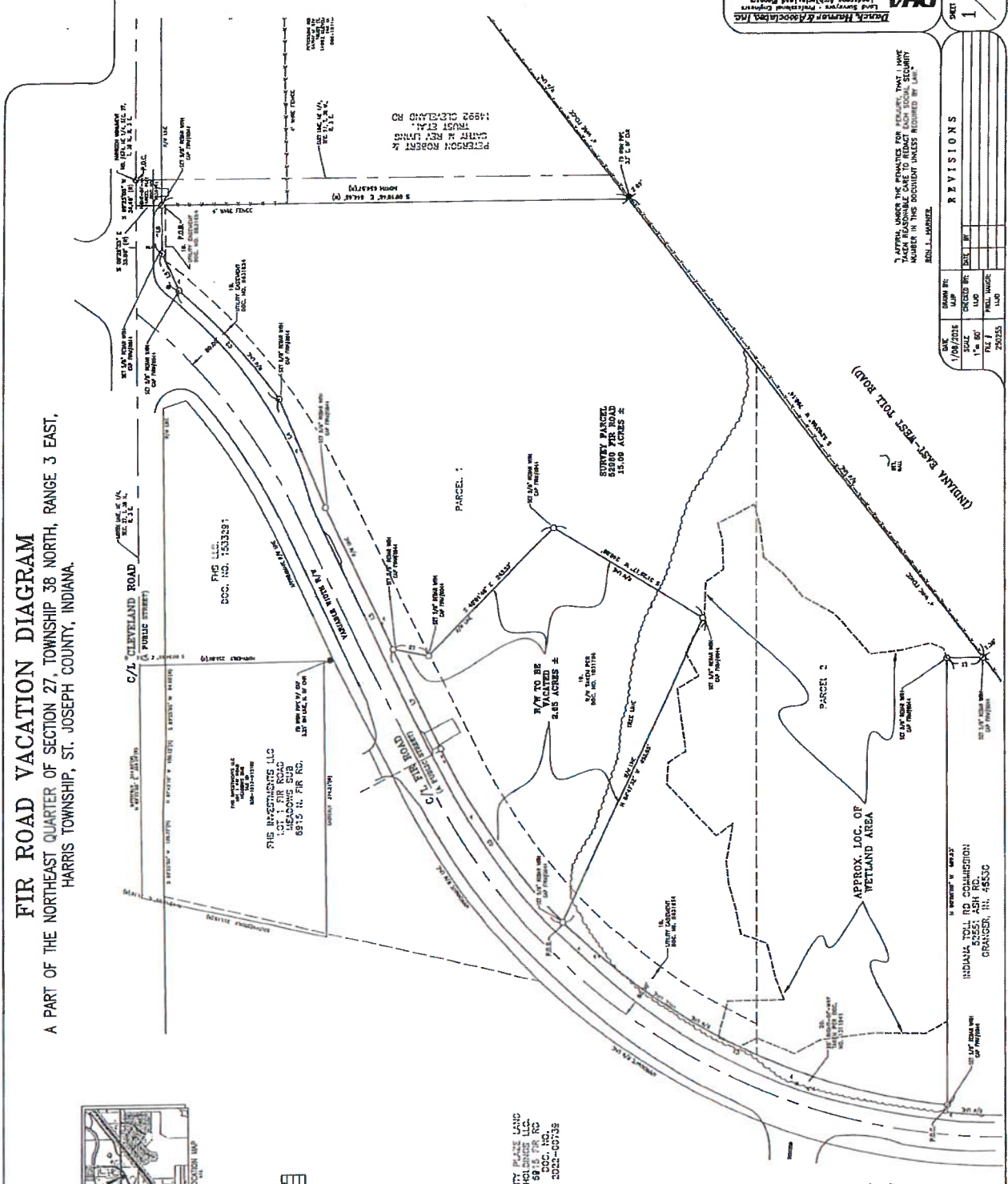
SECTION 27, TOWNSHIP 38 NORTH, RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

**EXISTING LEGEND**

- ADJACENT PROPERTY
- ADJACENT ROAD
- ADJACENT WATER
- ADJACENT AIR
- ADJACENT POWER
- ADJACENT TELEPHONE
- ADJACENT GAS
- ADJACENT OIL
- ADJACENT RAILROAD
- ADJACENT HIGHWAY
- ADJACENT RIVER
- ADJACENT CREEK
- ADJACENT LAKE
- ADJACENT SWAMP
- ADJACENT MOUNTAIN
- ADJACENT HILL
- ADJACENT VALLEY
- ADJACENT PLAIN
- ADJACENT SANDHILL
- ADJACENT SANDS
- ADJACENT CLAY
- ADJACENT SILT
- ADJACENT SAND
- ADJACENT GRAVEL
- ADJACENT COBBLES
- ADJACENT Boulders
- ADJACENT Rocks
- ADJACENT Trees
- ADJACENT Shrubs
- ADJACENT Grass
- ADJACENT Hay
- ADJACENT Corn
- ADJACENT Soybeans
- ADJACENT Wheat
- ADJACENT Rice
- ADJACENT Cotton
- ADJACENT Tobacco
- ADJACENT Hemp
- ADJACENT Flax
- ADJACENT Linen
- ADJACENT Silk
- ADJACENT Wool
- ADJACENT Cotton
- ADJACENT Flax
- ADJACENT Linen
- ADJACENT Silk
- ADJACENT Wool

**GENERAL SURVEY REQUIREMENTS:**

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1901 AND THE SURVEYING ACT OF 1920, AS AMENDED. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS LAND. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS LAND. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS LAND.



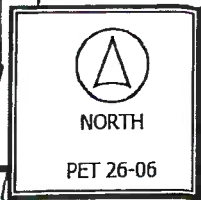
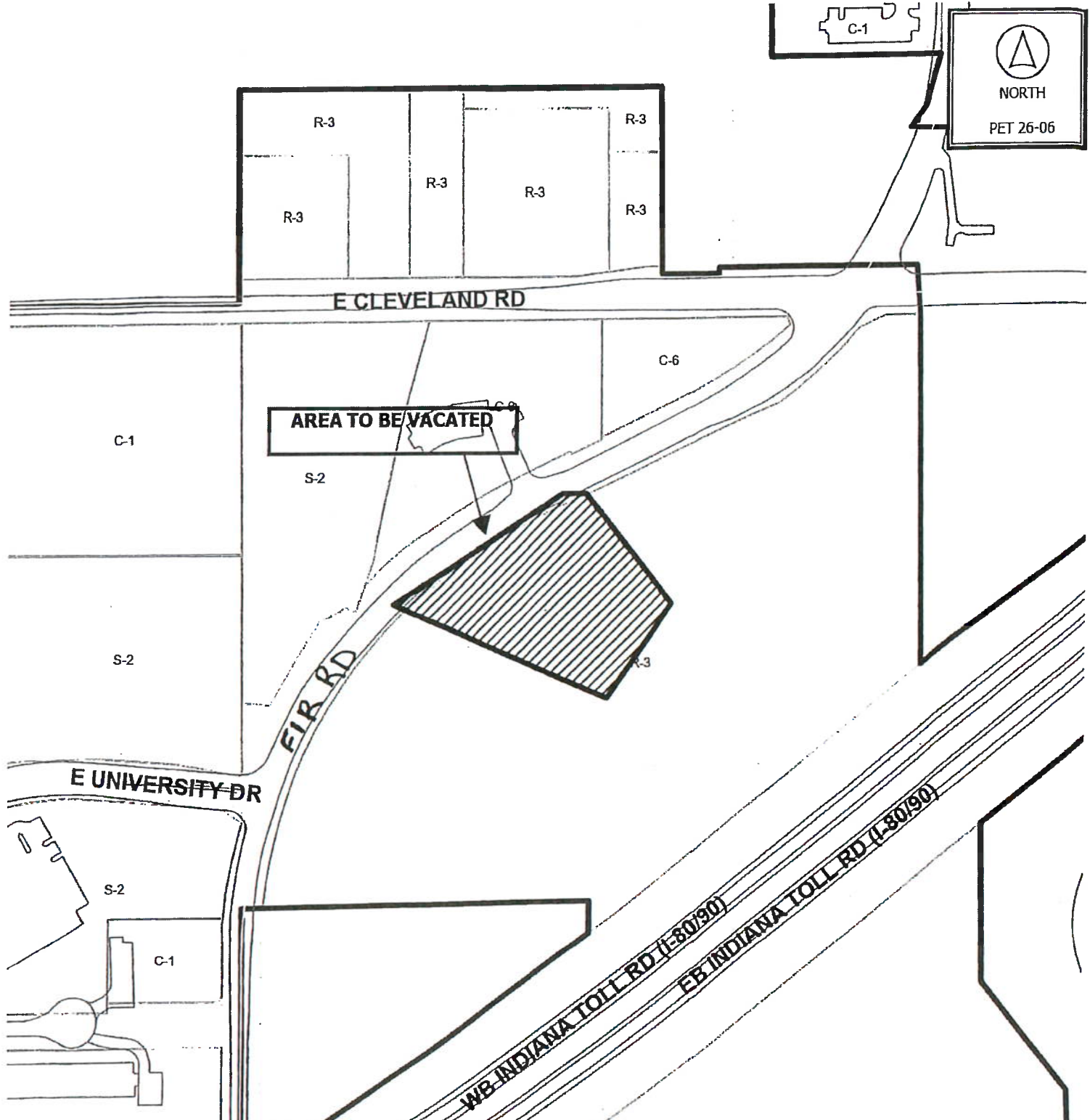
**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	1/09/2025	JLP	ISSUED FOR PERMITTING

**DATE:** 1/09/2025  
**SCALE:** 1" = 50'  
**FILE #:** 250255

**DRA**  
 Dan H. Hester  
 Land Surveyor  
 1501 N. W. 10th St.  
 St. Joseph, MO 64504





**AREA TO BE VACATED**

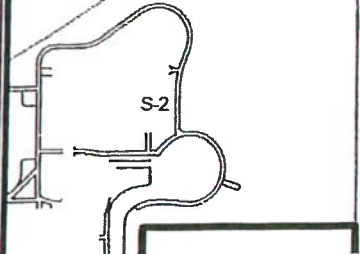
**Location Map**

**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



MAR 11 2026

City Clerk  
Mishawaka, IN

PETITION 26-07  
CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2026-11

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:

*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.*

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

Proposed Ordinance No: 2026-11

Ordinance No: \_\_\_\_\_

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

**All the above real estate** shall hereafter be amended to allow for a multi-tenant commercial building.

This recommendation is based on the following findings of fact:

1. *The Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed multi-tenant commercial use is reasonably consistent with adjacent and changing land uses along the N. Fir and E. Cleveland Road corridors.*
2. *Current conditions and the character of current structures and uses in each district – The subject parcels are located on N. Fir Road and E. Cleveland Road, both being moderate to heavily travelled corridors on which traffic volumes have and are expected to continue to increase due to the significant commercial and residential growth that has occurred in the northeast part of the City and St. Joseph County. Adjacent land uses include a single-family residential to the north and west, vacant wooded property to the south, and an apartment complex under construction and vacant land zoned for commercial use to the east.*
3. *The most desirable use for which the land in each district is adapted – With the completion of Beacon Parkway nearly a decade ago, commercial and multi-family residential development along N. Fir Road and E. Cleveland Road is expected to increase. Therefore, the most desirable use for the property is either commercial or multi-family residential reflecting the changing land use patterns in the area.*
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 multi-tenant commercial property shall meet the city’s landscaping and screening regulations requiring perimeter and interior trees, shrubs, and fencing along the south and west property lines.*
5. *Responsible development and growth – The development of primarily vacant land at the southwest corner of Grand Vista Drive and N. Fir Road for multi-tenant commercial or multi-family residential uses is responsible growth and development.*

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:

Proposed Ordinance No: \_\_\_\_\_

Ordinance No: \_\_\_\_\_

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

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

\_\_\_\_\_  
Deborah S. Block, IAMC, MMC, City Clerk

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

\_\_\_\_\_  
David A. Wood, Mayor

<b>STAFF REPORT</b>
---------------------

Location:	15008 Grande Vista Drive - Southwest Corner of Grande Vista Drive and N. Fir Road	Date: March 10, 2026
Petition:	26-07    Annexation, Establish Zoning, and Preliminary Site Plan for a Proposed Multi-Tenant Commercial Building	Prepared By:    DJS

<b>GENERAL INFORMATION</b>
----------------------------

Applicants:	Morningstar Properties LLC / Legacy Homes & Contracting / Danch, Harner & Associates
Status:	Property Owner / Contingent Developer / Surveyor & Engineer
Request:	To annex, establish zoning, and approve a preliminary site plan to allow for the construction of a multi-tenant commercial building
Existing Zoning:	R Single-Family Residential (Unincorporated St. Joseph County)
Proposed Zoning:	C-1 General Commercial District
Lot Size:	1.94 acres
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

<b>SPECIAL INFORMATION</b>
----------------------------

Area Development Pattern:	North:	R Single-Family District (Unincorporated) / Single-Family Residential
	South:	R Single-Family District (Unincorporated) / Vacant Wooded Property
	East:	S-2 Planned Unit Development (Northeast Fir and Cleveland PUD/ Vacant Land approved for C-1 & C-2 commercial uses & The Springs at Mishawaka apartment complex)
	West:	R Single-Family District (Unincorporated) / Single-Family Residential
Thoroughfare:	N. Fir Road, Grand Vista Drive & Beacon Parkway	
Council District:	6 pending annexation	
School District:	Penn-Harris-Madison	
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:	This area was not included in the extents of the Mishawaka 2000 Comprehensive Plan.	

## ANALYSIS

### **Proposal:**

The applicant is proposing to annex, establish zoning, and approve a preliminary site plan to allow for the construction of a multi-tenant commercial building.

The 2.55 acre area, which includes one parcel of property being Lot B in the Grande Vista Estates – Morningstar Replat (Tax#006-1007-0076.33) and the adjacent Grande Vista Drive public right-of-way, is located at the southwest corner of N. Fir Road and Grande Vista Drive. The property is mostly vacant excluding an approximate 1,200 sq. ft. accessory building on the southeast corner. The adjacent N. Fir Road right-of-way and property to the east were annexed into the City of Mishawaka in early 2011 and zoned to the Planned Unit Development District for commercial use. The PUD was subsequently expanded and amended in late 2023 to allow for the Springs at Mishawaka apartment complex.

As indicated on the preliminary site plan, the development is proposed to include an approximate 15,400 sq. ft. multi-tenant commercial building with adjacent parking areas to the west, north, and east, and a connecting access drive south of the building. A total of 62 parking spaces would be required for most of the permitted uses excluding dine-in only restaurants. Parking spaces are required at a ratio of four spaces per 1,000 sq. ft. of gross floor for most uses but increases to 10 spaces per 1,000 sq. ft. of gross floor area for dine-in restaurants. Drive-thru restaurants are not permitted in the proposed C-1 General Commercial District. Eighty-nine (89) parking spaces are shown on the preliminary site plan. Parking ratio requirements and calculations will be determined during the final site plan process based on the anticipated tenant mix.

The C-1 General Commercial District only allows for a maximum of two (2) separate tenants/uses on the property. To allow for a single four tenant building as proposed, the property would need to be rezoned to the C-2 Shopping Center Commercial District. The C-2 District would allow for more than two tenants but requires a 50' building setback from all property lines making this smaller property undevelopable. The C-2 District is primarily set up for larger commercial strip centers like Town & County, McKinley Commons, Wilshire Plaza, and Indian Ridge Boulevard. Therefore, Staff recommended that the property be rezoned to the C-1 General Commercial and a use variance submitted in the future to allow a four tenant building.

As recommended, the applicant is requesting a zoning classification of C-1 General Commercial with an anticipated future use variance to allow for the multi-tenant commercial building. The developer's engineering consultant identified a chiropractic office, other service (insurance, financial institution, etc) offices, a gym, or coffee shop (dine-in only with no drive-thru) as other potential tenants/uses. The preliminary site plan indicates that the required height, area, and development regulations for the C-1 District (building and parking setbacks, etc.) will be met. The property will also have to comply with the landscaping/screening and architectural material/color requirements.

An access drive is proposed along Grande Vista Drive within the northwest corner of the property. The Engineering Department commented that access shall be limited to Grand Vista Drive only with no access permitted along N. Fir Road. The final access point will be reviewed and approved as a part of the final site plan process. All drives and parking lots interior to the site will be privately owned and maintained.

Due to the project being located within the Juday Creek 5-year wellhead protection area, stormwater runoff cannot be handled on-site via a system of drywells. All runoff will have to be maintained on-site via a surface stormwater retention basin. The preliminary site plan shows a basin in the west part of the property.

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:**

In 2011, the adjacent N. Fir Road right-of-way and property to the east of the parcel included in this petition was annexed into the City for various commercial uses. Permitted uses were later amended to allow an apartment complex which is currently under construction at the northeast corner of N. Fir Road and Beacon Parkway. The property at the southeast corner of this intersection remains undeveloped.

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 annexation referenced above, approximately 250 feet, or 18%, of the total 1,389 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 southwest corner of N. Fir Road and Grande Vista Drive, and is bordered to the north and west by a single-family residential property within unincorporated St. Joseph County; to the south by vacant wooded property in unincorporated St. Joseph County; and to the east by an apartment complex currently under construction and vacant land zoned for commercial use all within the city.

**Zoning Change:**

Staff feels that the proposed zoning of this property for multi-tenant commercial use is appropriate given the adjacent commercial and multi-family residential growth along Fir Road, Cleveland Road, and Beacon Parkway. The Springs at Mishawaka, a multi-family residential apartment development, is currently under construction to the east of the subject parcels at the northeast corner of N. Fir Road and Beacon Parkway. An approximate 18 acre site east of N. Fir Road and south of E. Cleveland Road was annexed earlier this year with intentions to develop an additional apartment complex with more than 210 units. The Gurley Leep auto mall will soon be under construction at the northwest corner of E. Cleveland Road and Capital Road. With the completion of Beacon Parkway nearly a decade ago, providing a major gateway into the City from the Toll Road, development pressures along the Fir Road and Cleveland Road corridors will only intensify in the future.

**Transportation/Roads:**

According to the latest available traffic counts, there were 10,908 annual average daily trips (AADT) (2025) along N. Fir Road north of E. Cleveland Road and 8,472 AADT along N. Fir Road south of State Road 23. The counts at these locations have significantly increased over the last fifteen years. The AADT on N. Fir Road north of E. Cleveland Road has increased 155%, more than doubling, from 4,265 AADT (2010). The AADT on N. Fir Road south of State Road 23 has increased 74%, nearly doubling, from 4,853 AADT (2010). This growth can likely be attributed to the significant expansion of the St. Pius X Catholic School to the north, which occurred in 2015. Fir Road will continue to be a major north-south throughfare through the city serving as the primary north-south access between N. Main Street and Capital Avenue.

The 2050 Transportation Plan, prepared by the Michiana Area Council of Government with input from City staff, includes four major transportation infrastructure investments within the nearby area. The first 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 second project identified is a new Beacon Parkway connector, which would be a new road, between E. Cleveland Road and Beacon Parkway. The completion year anticipated for this project is 2040. The third project identified is added travel lanes along E. Cleveland Road from N. Fir Road to Capital Avenue. The plan indicates a completion year of 2050, but part of this project between the Indiana Toll Road and Capital Avenue is planned for construction by the end of 2027. The timeline of this project was escalated due to the proposed Gurley Leep auto mall development at the northwest corner of E. Cleveland Road and Capital Avenue. The fourth project identified is the extension of Veteran's Parkway from its current terminus near the Mishawaka Fieldhouse to E. Cleveland Road. The completion date 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.

The Electric Department commented that the property is outside of city's electric service territory.

In addition to the prior comments in this report, the Engineering Department has the following comments:

1. Grande Vista Drive shall be improved along the property frontage to meet city standards. Improvements may include, but not be limited to, new curb, sidewalks, pavement, utility connections, etc.
2. New sidewalks will be required along the N. Fir Road frontage.
3. Utility connections may be a challenge so due diligence is recommended.

All other City Departments have reviewed and approved the request for annexation and zoning without comment.

## **RECOMMENDATION**

Staff recommends in favor of Petition 26-07 to annex, establish zoning, and approve a preliminary site plan for a proposed multi-tenant commercial building at the southwest corner of Grande Vista Drive and N. Fir Road. The property will be zoned the C-1 General Commercial District.

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

1. The Comprehensive Plan – This property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, the proposed multi-tenant commercial use is reasonably consistent with adjacent and changing land uses along the N. Fir and E. Cleveland Road corridors.
2. Current conditions and the character of current structures and uses in each district – The subject parcels are located on N. Fir Road and E. Cleveland Road, both being moderate to heavily travelled corridors on which traffic volumes have and are expected to continue to increase due to the significant commercial and residential growth that has occurred in the northeast part of the City and St. Joseph County. Adjacent land uses include a single-family residential to the north and west, vacant wooded property to the south, and an apartment complex under construction and vacant land zoned for commercial use to the east.
3. The most desirable use for which the land in each district is adapted – With the completion of Beacon Parkway nearly a decade ago, commercial and multi-family residential development along N. Fir Road and E. Cleveland Road is expected to increase. Therefore, the most desirable use for the property is either commercial or multi-family residential reflecting the changing land use patterns in the area.
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 multi-tenant commercial property shall meet the city's landscaping and screening regulations requiring perimeter and interior trees, shrubs, and fencing along the south and west property lines.
5. Responsible development and growth – The development of primarily vacant land at the southwest corner of Grand Vista Drive and N. Fir Road for multi-tenant commercial or multi-family residential uses is responsible growth and development.

## **ATTACHMENTS**

Aerial Photograph, Photographs of Site Area, Rezoning & Annexation Petition, Preliminary Site Plan, Location Map



Aerial Photograph – SE Corner of Grande Vista Dr. & N. Fir Rd.  
Proposed Multi-Tenant Commercial Building



P1. Looking southwesterly from Grande Vista Rd. & N. Fir Rd. toward the property and existing accessory building.



P2. Looking westerly toward the property from N. Fir Road.



P3. Looking westerly toward the southeast corner of the property from N. Fir Rd.



P4. Looking southerly toward property from Grande Vista Drive.



P5. Looking southerly further to the west toward property from Grande Vista Drive..

Pkt 26-07  
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 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:

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.

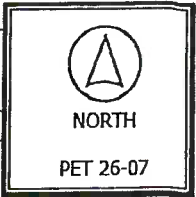
  
MORNINGSTAR PROPERTIES, LLC  
RYAN MORNINGSTAR (MANAGER)

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](mailto:AHELTZEL@DANCHHARNER.COM)





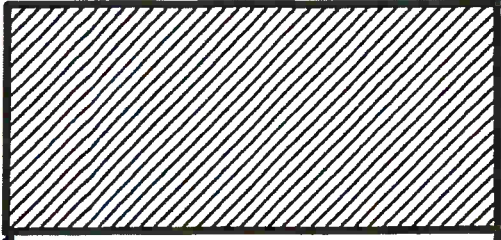
ARONIA RD

N FIR RD

SANTA MONICA DR

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