



AGENDA

July 27, 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: 217 373 773 224 77
Meeting password: k5C6B8SD

Dial by phone: +1 213-493-9412,,468343614#

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

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

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

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of July 06, 2026

5. Petitions, Communications, Remonstrance, and Memorial

A letter from the City Plan Commission regarding their recommendation from their July 14, 2026, meeting.

6. Report of Special Committee

7. Ordinances on First Reading

P.O. No. 2026-25 Annex & Rezone north 220' to C-1 General
Commercial & South 310' to I-1 Light
Industrial - Southside of Lincolnway E. Approx
665' East of Bittersweet Rd. - 12340
Lincolnway E.

P.O. No. 2026-26 Additional Appropriations:

County Economic Development Income Tax

Capital Outlays

2209-50-445-15 Training Center Improvements \$500,000.00

Public Safety Local Income Tax

Capital Outlays

2240-50-443-93 Fire Station Improvements \$500,000.00

Total \$1,000,000.00

P.O. No. 2026-27 Reduction of Budgeted Appropriations:

County Economic Development Income Tax

Capital Outlays

2209-50-445-17 Park Improvements \$500,000.00

Total \$500,000.00

8. Resolutions

R2026-26 Expanding the Revolving Fund & Authorizing a
Downtown Forgivable Loan Program

R2026-27 Authorizing Investment of Public Funds

9. Ordinances on Second Reading

P.O. No. 2026-23 Additional Appropriation:

Public Safety LIT

Capital Outlays

2240-50-445-08 Police Equipment \$3,000,000.00

Total \$3,000,000.00

(Assigned to Budget & Finance Committee)

P.O. No. 2026-24 Transfer & Additional Appropriation:
Motor Vehicle Highway Restricted Fund

From:

Capital Outlays

2203-50-442-01

Local Bridge and Road Matching Grant Fund

To:

Other Services and Charges

2404-50-436-03 Street Repair \$ 899,550.00

Additional Appropriation:

Local Bridge and Road Matching Grant Fund

To:

Other Services and Charges

2404-50-436-03

Street Repair

\$899,550.00

Total

\$1,799,100.00

(Assigned to Budget & Finance Committee)

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

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

Download Packet:

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

July 6, 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 July 6, 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.

Members attending virtually do so by Microsoft Teams. 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.

City Clerk Debbie-Ladyga Block called roll.

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

Minutes for the Regular Meeting on June 15, 2026, were approved as received from the Clerk's Office.

Clerk Block read the following petition by title.

Petition No. 2026-15 Annex & Rezone north 220' to C-1 General Commercial & south 310' to I-1 Light Industrial – Southside of Lincolnway E.
Approximately 665' east of Bittersweet Rd. – 12340 Lincolnway E.

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

PROPOSED ORDINANCE NO. 2026-23

AN ORDINANCE DECLARING AN EMERGENCY AND DETERMINING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2026

**Additional Appropriation – Public Safety LIT Capital Outlays 2240-50-445-08 Police Equipment: \$3,000,000.00 Total: \$3,000,000.00
(Assigned to Budget & Finance Committee)**

PROPOSED ORDINANCE NO. 2026-24

AN ORDINANCE TRANSFERRING FUNDS FROM THE MOTOR VEHICLE HIGHWAY RESTRICTED FUND OF THE CITY OF MISHAWAKA TO THE LOCAL ROAD AND BRIDGE MATCHING GRANT FUND OF THE CITY OF MISHAWAKA FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2026 AND AN ORDINANCE APPROPRIATING FUNDS FOR THE YEAR ENDING DECEMBER 31, 2026

**Transfer & Additional Appropriation: Motor Vehicle Highway Restricted Fund FROM: Capital Outlays 2203-50-442-01 Local Bridge and Road Matching Grant Fund TO: Other Services and Charges 2404-50-436-03 Street Repair \$899,550.00 Additional Appropriation – Local Bridge and Road Matching Grant Fund TO: Other Services and Charges 2404-50-436-03 Street Repair \$899,550.00 Total: \$1,799,100.00
(Assigned to Budget & Finance Committee)**

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

PROPOSED ORDINANCE NO. 2026-21

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 I-1 Light Industrial to R-1 Single Family Residential for a New House – West side of Elder Rd. Approx 2,470’ South of Day Rd.

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

Todd Lange, 554 West 10th Street Mishawaka, IN, spoke in favor of **PROPOSED ORDINANCE NO. 2026-21**. Mr. Lange stated this property was owned by his dad for over thirty years with a partner at one point and he bought it in the prior year with the intention of using it for something to help the family. Mr. Lange stated his dad bought it to run a burial vault company business and people did not want to allow the concrete and the other potential issues that it would have brought to the area. Mr. Lange stated he thought it would be a nice piece of property for residential and it was greatly located for his business, which he did low voltage to travel and he had the bypass, the toll road, and everything accessed off of it and he could actually take advantage of something that he and his partner kept a hold of for all of those years. Mr. Lange stated the only downfall to the property obviously was that you had to have septic and well water and he would be the only Mishawaka address on the whole piece of Elder Road right there, but he still thought it was important that it would be a nice thing to do and it would help him, his brother, his nephew and whoever worked for them to be more centrally located as a family and as a business. Mr. Lange stated they were a small business, and they just wanted to all be closer together.

Mr. Hixenbaugh stated he appreciated the information Mr. Lange shared with them that evening. Mr. Hixenbaugh asked on the topic of the septic system, if by chance he had spoken with the city or anyone else about what it would cost for him to be on the municipal sewer and water. Mr. Lange stated he had got in contact with the city, and they said they would not and years ago, his dad looked into it and at one point they were supposedly going to entertain making Elder Road be a part of Mishawaka Utilities. Mr. Lange stated the only way it could have ever become a part of it was if off of Home Street at Gymnastics Michiana they would have to extend it over, but that did not make financial sense for either he or the city to do that because there were no other participants on the road that would be willing to contribute to that and that was his understanding. Mr. Lange stated the guy who did his survey did four others in the area and he came up with the best solution for septic and well that would make sense down the road. Mr. Lange stated he still thought Mishawaka could annex it, but it was just not in the cards. Mr. Hixenbaugh stated he wanted to note for the record that the information that had been provided to the Council as part of the staff report indicated that the St. Joseph County Health Department had also looked into that proposed septic system and had approved that as part of his plan and asked if that was correct. Mr. Lange stated they approved a level two, which was not the worst-case scenario, and it was a mound versus a lift station. Mr. Hixenbaugh asked, jumping back to the staff report that was in front of them, if he received Mishawaka Electric services. Mr. Lange stated yes that was correct and that it was the intent on the part of Mishawaka to keep him a four-digit address and they would supply his power and he would get his well water and septic based on the scenario that the County proposed, but he would still be a four-digit address so he would still be part of Mishawaka which he was glad about. Mr. Lange stated he found it interesting that he would be the only four-digit address on that street so he would love to annex the other sixty feet next to him, but that was another whole conversation. Mr. Hixenbaugh stated he appreciated his commitment to the city and he meant that sincerely.

Joshua Lange, 607 E. Lowell Avenue Mishawaka, IN 46545, spoke in favor of **PROPOSED ORDINANCE NO. 2026-21**. Mr. Lange stated, as his uncle mentioned, his grandparents owned the property since the 1980s and it was completely underdeveloped and was essentially woodlands. Mr. Lange stated if you looked at the property on the map, it was a literal peninsula and there was a bit of land that was also Mishawaka land slightly north of it, but that was the idea of the future use of being an access road, but it was owned by Gymnastics Michiana, which was privately owned. Mr. Lange stated it was a very strange property and there were not many uses for it and his grandpa tried to put a burial vault company there and it was zoned as light industrial and it got stonewalled back in the 1980s by the Council and it was one of the issues where the homeowners that lived on Elder Road that lived in the County did not want anything but homes. Mr. Lange stated they decided that the best course of action was to develop it into a home and he looked at it as an additional home for the City of Mishawaka. Mr. Lange stated it would be built by a Mishawaka family, and it would be occupied by a Mishawaka family. Mr. Lange stated his uncle was probably a little sad to be leaving the West End, but somebody else would be moving into his property so even if the West End was going to lose a resident, they would be adding two additional occupied homes. Mr. Hixenbaugh thanked Mr. Lange.

Mr. Hixenbaugh asked Ken Prince, Director of Planning and Community Development for the City of Mishawaka, to approach the podium to answer some follow-up questions he had. Mr.

Hixenbaugh stated as a follow-up to his conversation with Mr. Lange, it sounded as though that he was accurate in saying that there were not a readily available sewer and water tap that was available to him at that location and asked Mr. Prince if he could talk a little bit about that element of the proposal. Mr. Prince stated this property was annexed back in 1966, so that was a different time and a different place and if they were to apply today's standards and their current protocol in place for annexing property, they likely would have never annexed this property at that point in time. Mr. Prince stated it was zoned industrial and he was speculating at that point, because he was not even born yet back in 1966, but the likely idea was to take sewer and water from Home Street and extended it over here. Mr. Prince stated as Mr. Lange indicated, it was now owned by Gymnastics Michiana and they owned the property that was adjacent to the north which was a little strip and also the property directly behind it and that was connected to Home Street, so if they ever chose expand over time, they could easily extend water and sewer for their own needs from Home Street to extend. Mr. Prince stated he would not even call this a peninsula, it was an island so for them to have access they would either need to work with Gymnastics Michiana, which there was no incentive for them to work with anyone to extend through their property, or it was literally thousands of feet to extend and then at that point in time because of the low flow, you were pumping a force main over that period of time and there was no practical way of doing that. Mr. Prince stated if the acres next to it were to be developed that would be completely different but it would likely require the installation of a lift station to do sewer and that was why he said likely if this were not annexed to the city and somebody were to approach them about it, they would recommend against annexation. Mr. Prince stated this property essentially belonged in the County and to Mr. Hixenbaugh's point regarding septic systems, although it was not a current standard, they did not want to encourage any development on septic and well systems. Mr. Prince stated when the zoning ordinance was adopted, they did have a separate standard for septic well system development in the City of Mishawaka, so R-1 single-family zoning district allowed for the development on septic and well systems. Mr. Prince stated with public sewer and water, the lot size minimum of 6,600 square feet without it on septic and well it was 15,000, almost three times the amount of area that you needed to put in that septic. Mr. Prince stated the other thing was that if sewer and water were available to a site, they would not allow for that development to occur on septic or well if that were available. Mr. Prince stated once again that this went back to a different time, but public sewer and water was not available and that was why they had recommended approval of the change, and he thought the R-1 single-family was the least intensive. Mr. Prince stated, for example, the current property and what their consideration was, that change of zoning from light industrial to single-family residential, he would argue that single-family residential was a much better use of the property than an industrial business being located on the property. Mr. Prince stated going back to the standard, if they were to develop at that current time, they would not recommend annexation without that further development of infrastructure to serve the property. Mr. Hixenbaugh stated he would agree with that as a general statement although in a backhanded way, in this instance, industrial development would change the cost structure with regard to sewer and water and there were still some other hurdles to that taking place with regard to the property in question and he appreciated the background provided. Mr. Hixenbaugh stated what he struggled with was that he could not recall in his time on the Council approving a standalone residential use with septic and

that did not mean that it was not allowable, it was just an outlier in terms of what he typically recalled seeing in terms of R-1 related proposals that had come before the Council. Mr. Prince stated he would argue that that was usually a discussion that they had with annexation and this annexation in particular predated their current standards, so that was why you did not see that currently as a model coming forward as they required the sewer and water to be extended as part of the annexation process. Mr. Hixenbaugh stated he appreciated the information and the thoughtful comments with regard to the topic and to summarize what Mr. Prince shared, while it may not be an impossibility it would be impractical to impose a condition related to a septic on this property given the factual background that he had shared with them and asked if that was correct. Mr. Prince stated that was correct.

Mr. Hixenbaugh stated once again that he appreciated the information and one of the findings that they had to make with regard to the types of rezonings like the one they had in front of them that evening was whether in fact the proposal that came to them represented responsible development and growth. Mr. Hixenbaugh stated everything about this screamed responsible development and growth, and he did not recall them ever being opposed to a less intensive rezoning that went from industrial use to residential use. Mr. Hixenbaugh stated he still struggled with the septic, and he struggled to wrap his mind around that component of the proposal being responsible growth and in the long-term interest of the city and he did worry about what would happen next. Mr. Hixenbaugh stated he knew this had all been vacant for many years, but sometimes one person breaking the ice jam caused other development to happen and he did worry that one septic system would become multiple septic systems if the area became residential, but that was speculative on his part and he would probably never live long enough to be able to see that happen. Mr. Hixenbaugh stated so while he did find the septic component of the proposal to be problematic through no fault of Mr. Lange, he was going to come down on the side of voting in favor of taking land that had been vacant for many years and supporting Mr. Lange's desire to return it to a higher and better use, that was in the best interest of the community. Mr. Hixenbaugh stated once again that he was concerned about the septic and from his perspective, he thought that it was important for Mr. Lange to go into this knowing that septic systems being what they were, he did not know that they had a ready-made Mishawaka in case of emergency option to come in and take care of the septic problem if that occurred. Mr. Hixenbaugh stated it was somewhat of a caveat on buyer beware, but he appreciated and loved the family connection that the Langes had to Mishawaka and the desire to take what was purchased many years ago and try to finally break some ground out there. Mr. Hixenbaugh stated despite his concerns, he was going to err on the side of voting in favor of this proposal that evening and he wished Mr. Lange well if it passed.

Mrs. Voelker stated she shared Mr. Hixenbaugh's thoughts and concerns about the septic system, but she also understood their situation. Mrs. Voelker stated what Mr. Hixenbaugh just said raised a little red flag with her and asked if Mishawaka was responsible if their septic system failed. Mr. Hixenbaugh stated he would defer to Mr. Prince, but he was not aware of any obligation on the part of the City of Mishawaka to jump in. Mr. Prince stated that was correct and they had no obligation to jump in. Mr. Prince stated his understanding was when the Board of Health

reviewed properties they now required an alternate site for septic system, so it was not only getting your current septic field approved, but you also had to approve an alternate site. Mr. Prince stated if that alternate site failed, he was not sure what would happen then, but there was some protection in place based on the County standard for development. Mrs. Voelker asked as a follow-up if somebody purchased property next door to Mr. Snyder, if they would be grandfathered into putting septic in if they were going to put a house there. Mr. Prince stated they would not recommend annexation for the property next door without public utilities, so it would develop in the County, and the County had a standard for development on septic and wells systems. Mrs. Voelker thanked Mr. Prince.

Mr. Violi stated one of the key components with this was annexation and the question being wanting to annex versus rezoning. Mr. Violi stated Mr. Prince said earlier that if they would have come before the Council and said they would like to annex, the city could not provide utilities to them because it was not economical on the city's part and they would recommend against that and asked if that was correct. Mr. Prince stated that was correct. Mr. Violi thanked Mr. Prince.

Mr. Mammolenti thanked Mr. Prince for eloquently stating his opinion and sharing the facts. Mr. Mammolenti stated he thought that this scenario was kind of a one-off basis and for that reason he would be voting in favor of the proposal as well.

Question was called for at 6:22PM for **PROPOSED ORDINANCE NO. 2026-21 Motion passed by majority roll call vote (summary: Yes = 8).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5991.**

PROPOSED ORDINANCE NO. 2026-22

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 I-2 Heavy Industrial to R-1 Single Family Residential for an existing Legal non-conforming Residential House – 3616 York St.

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

Dustin Miller, 16490 Chandler Boulevard Mishawaka, IN 46544, spoke in favor of **PROPOSED ORDINANCE NO. 2026-22.** Mr. Miller stated he was the owner of the home at 3616 York Street and it had been a house since 1927 and for some odd reason back in 1990, Mishawaka decided to zone it I2. Mr. Miller stated everything around it were homes and it had been a house

for one hundred years. Mr. Miller stated his niece was living in it now and she wanted to buy it as she was from the area and wanted to stay in it, but as they knew, mortgage companies would not give loans to industrial houses. Mr. Miller asked that the Council rezone the property back to residential like it was before.

Mr. Violi thanked Mr. Miller for coming that evening and asked if they had Mishawaka Utilities for this piece of property. Mr. Miller stated yes.

Question was called for at 6:25PM for **PROPOSED ORDINANCE NO. 2026-22 Motion passed by majority roll call vote (summary: Yes = 8).**

Yes: Mrs. Hazen, Mrs. Voelker, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5992.**

PRIVILEGE OF THE FLOOR

Joshua Lange, 607 East Lowell Avenue Mishawaka, IN 46545, spoke under **PRIVILEGE OF THE FLOOR.** Mr. Lange stated for the 250th anniversary of American, he and Pete DeKever decided they wanted to honor Mishawaka's only Revolutionary War veteran, Mead Hurd, who he had spoken to the Council about a few months back. Mr. Lange stated everything worked out perfectly where the Mayor's Office entrusted him with the proclamation that Mayor Wood wrote to honor Private Mead Hurd in the event that he was not able to make the event on July 19th at 2PM. Mr. Lange formally invited all Mishawaka citizens from across the city and the members of the Common Council if they would like to attend. Mr. Lange stated it would be a public event at the city cemetery and if Mayor Wood was not able to speak, himself and Pete DeKever would be more than glad if the proclamation were to be read by any members of the Council. Mr. Lange stated he believed the city cemetery was in Councilwoman Voelker's district and invited the rest of the Council to attend as well.

ADJOURNMENT 6:28PM

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

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

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



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

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

July 15, 2026

Deborah S. Block, IAC, MMC

JUL 15 2026

City Clerk
Mishawaka, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
July 14, 2026, Public Hearing

Honorable Members:

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

PET #26-15 A request submitted by Karen Fullmer & Eva Snyder requesting to annex and rezone 3.79 acres located at 12340 Lincolnway East to C-1 General Commercial and I-1 Light Industrial.

The Commission, with a vote of 9-0, recommended approval.

Respectfully,

Donna M Whitt

Donna M Whitt, Administrative Planner
Secretary, Plan Commission

JUL 15 2026

City Clerk
Mishawaka, IN

PETITION #26-15

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2026-25

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE AND AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

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

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA-MICHIGAN ELECTRIC CO. AND THE EAST LINE OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1640.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST 300.27 FEET TO A WOOD CORNER POST; THENCE NORTH 00 DEGREES 33 MINUTES 42 SECONDS EAST 534.24 FEET, FOLLOWING AN EXISTING FENCE ROW TO THE SOUTH RIGHT-OF-WAY LINE OF A HIGHWAY KNOWN AS LINCOLNWAY EAST; THENCE SOUTH 89 DEGREES 36 MINUTES 27 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 300.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 42 SECONDS WEST 528.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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.

Section 2. WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the classification of the zoning as herein set forth of the real estate hereinafter described.

Proposed Ordinance No. 2026-25

Ordinance No. _____

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

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

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

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA-MICHIGAN ELECTRIC CO. AND THE EAST LINE OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1640.43 FEET; THENCE CONTINUING SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST 300.27 FEET TO A WOOD CORNER POST; THENCE NORTH 00 DEGREES 33 MINUTES 42 SECONDS EAST 314.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 42 SECONDS EAST 220.00 FEET FOLLOWING AN EXISING FENCE ROW TO THE SOUTH RIGHT-OF-WAY LINE OF A HIGHWAY KNOWN AS LINCOLNWAY EAST; THENCE SOUTH 89 DEGREES 36 MINUTES 27 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 300.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 42 SECONDS WEST 220.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 27 SECONDS WEST 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Property located at 12340 Lincolnway E and being the northern portion of the property shall hereafter be within and a part of that District known as C-1 General Commercial District designated in "The Zoning Ordinance of 1966" as amended.

AND

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

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA-MICHIGAN ELECTRIC CO. AND THE EAST LINE OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1640.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST 300.27 FEET TO A WOOD CORNER POST; THENCE NORTH 00 DEGREES 33 MINUTES 42 SECONDS EAST 314.24 FEET FOLLOWING AN EXISING FENCE ROW; THENCE SOUTH 89 DEGREES 36 MINUTES 27 SECONDS EAST 300.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 42 SECONDS WEST 308.8 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.

Property located at 12340 Lincolnway E and being the southern portion of the property shall hereafter be within and a part of that District known as I-1 Light Industrial District designated in "The Zoning Ordinance of 1966" as amended.

Proposed Ordinance No. 2026-25

Ordinance No. _____

Section 3. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. *The Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, identified a preferred land use for the subject property as industrial and commercial. The proposed uses are consistent with the goals and objectives of the plan and the existing adjacent land uses.*
2. *Current conditions and the character of current structures and uses in each district – The subject parcel is located on Lincolnway East, being a heavily travelled road serving as a major transportation corridor connecting St. Joseph and Elkhart Counties. Land uses along this section of the corridor are predominantly industrial and commercial. Adjacent land uses include a bank and aluminum extruded product manufacturer to the north, an electrical contractor to the east, property owned by an electric company and railroad to the south, and a mini-storage facility to the west.*
3. *The most desirable use for which the land in each district is adapted –Because of the property’s location along a highly travelled section of a primarily industrial and commercial corridor, the most desirable use for the property is an industrial or commercial use.*
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 industrial / flex space buildings and additional commercial use will be compatible with the adjacent existing industrial and commercial zoned and occupied properties.*
5. *Responsible development and growth – The redevelopment of the property for the proposed uses is responsible development and growth given the location of the property being adjacent to industrial and commercial uses and along a highly travelled corridor.*

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 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: 12340 Lincolnway East – South Side of LWE approximately
650' East of Bittersweet Road

Date: July 14, 2026

Petition: 26-15 Annexation, Establish Zoning, and Preliminary Site
Plan for a Proposed Industrial Use (South 310') and
Commercial Use (North 220')

Prepared By: DJS

GENERAL INFORMATION

Applicants: Karen Fullmer & Eva Snyder / John A. Piraccini / Abonmarche Consultants

Status: Property Owner / Representative / Surveyor & Engineer

Request: To annex, establish zoning, and approve a preliminary site plan to allow for 6
to 8 industrial / flex space buildings on the south part of the property and
commercial/retail buildings on the north part of the property

Existing Zoning: I Industrial District (Unincorporated St. Joseph County)

Proposed Zoning: I-1 Light Industrial District & C-1 General Commercial District

Lot Size: +/-3.66 acres

Applicable Regulations: Section 137-300 thru 137-303 / C-1 General Commercial District, Section
137-585 thru 137-587 / I-1 Light Industrial District,
Section 137-41 / Amendments to the Zoning Map &
Indiana Code 36-4-3-2.1 and 36-4-3-3.1, and 36-7-4-603

SPECIAL INFORMATION

Area Development Pattern: North: S-2 Planned Unit Development (Industrial & Commercial parts of
Mixed-Use Bercado PUD / Patrick Metals & 1st Source Bank)
South: Indiana Michigan Electric Company & Norfolk Southern Railroad
(Unincorporated)
East: I-1 Light Industrial (Electrical Contractor / Kendall Electric)
West: I Industrial District (Unincorporated St. Joseph County / Jolly
Roger's Mini-Storage Facility)

Thoroughfare: Lincolnway East

Council District: 3

School District: Penn-Harris-Madison

Township: Penn

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

Comprehensive Plan: Industrial & General Commercial

ANALYSIS

Proposal:

The applicant is proposing to annex, establish zoning, and approve a preliminary site plan to allow for the construction of 6 to 8 industrial/flex space buildings and commercial/retail buildings.

The +/-3.66 acre area, which includes one parcel of property (Tax#014-1049-0995.04), is located on the south side of Lincolnway East approximately 650' east of Bittersweet Road. The southern 360' is fenced in and includes an approximate 6,400 sq. ft. primary building and several accessory structures ranging in size from 480 sq. ft. to over 1,000 sq. ft. The northern 170' is a vacant unimproved area most recently occupied as a used automobile sales lot. All structures and improvements will be razed with the redevelopment of the property.

The adjacent Lincolnway East right-of-way and property to the north were annexed into the City of Mishawaka in 1976 and zoned to the Planned Unit Development District for residential use. Portions of this PUD, known as the Bercado PUD, were amended in subsequent years to permit various commercial and industrial uses. The adjacent property to the east was annexed in 1986 and zoned I-1 Light Industrial for an electrical contractor business.

As referenced in the petition and indicated on the preliminary site plan, the development is proposed to include approximately 6 to 8 industrial / flex space buildings within the southern 310' of the property to be zoned to the I-1 Light Industrial District. Specific uses / tenants are to be determined subject to the I-1 District permitted uses. The northern 220' of the property is being zoned to the C-1 General Commercial District for speculative commercial use. This portion of the property is anticipated to be developed after the construction of the industrial / flex space buildings.

An access drive is proposed along Lincolnway East in the center of the property. This drive shall provide common access to both the industrial uses in the rear part of the property and the commercial uses along Lincolnway East. Since Lincolnway East is a state controlled right-of-way, a commercial drive permit is required from INDOT. If separate ownership is desired for the industrial and commercial zoned areas, a subdivision plat is required and shall include an ingress/egress easement to encumber the shared access drive.

The industrial and commercial zoned areas shall respectively comply with the required I-1 Light Industrial District and C-1 General Commercial District height, area, and development regulations. The need for developmental variances will be reviewed prior to the applicant submitting final site plans for each phase of the development.

If the proposed rezoning and annexation request is approved, a detailed final site plan must be submitted for each phase of the development 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. The C-1 General Commercial portion of the property is subject to the commercial landscaping and screening regulations. As previously referenced, a subdivision plat may also be required if separate ownership between the industrial and commercial uses is desired and/or to dedicate any required easements.

Annexation:

The adjacent Lincolnway East right-of-way and property to the north, and the property to the east were respectively annexed into the City in 1976 and 1986 and zoned for residential and industrial use. Permitted uses for the property to the north were later amended to allow commercial and industrial uses. Properties to the west and south are in unincorporated St. Joseph County.

Per Indiana State annexation laws, a parcel is required to share one-eighth, or 12.5%, of its boundary with the existing City boundary in order to be annexed. With the previous annexations referenced above, approximately 828.8 feet, or 49.8%, of the total 1,663.31 feet of the perimeter of the property will be contiguous with the existing city limits. This exceeds the required 12.5% contiguity.

Location/Context:

The site is located on the south side of Lincolnway East approximately 650' east of Bittersweet Road, and is bordered to the north by a bank and an aluminum extruded product manufacturer both in the city, to the east by an electrical contractor in the city; to the south by property owned by an electric company and a railroad in unincorporated St. Joseph County, and to the west by a mini-storage facility in unincorporated St. Joseph County.

Zoning Change:

Staff feels that the proposed zoning of the property to the I-1 Light Industrial District and C-1 General Commercial District is appropriate given the existing adjacent industrial and commercial zoned and occupied properties. Furthermore, the proposed uses conform with the preferred and recommended uses identified in the comprehensive plan.

Transportation/Roads:

According to the latest available traffic counts, there were 15,138 annual average daily trips (AADT) (2026) along Lincolnway East east of Bittersweet Road and 14,494 AADT along Lincolnway East immediately adjacent to the property. The counts at these locations have remained relatively consistent over the last 20 years, ranging from a low of just over 12,000 AADT to a peak of almost 16,000 AADT. With Lincolnway East serving as the one of the principal arterial roadways connecting Mishawaka and South Bend to downtown Elkhart, traffic volumes are anticipated to remain constant or increase in future years.

The 2050 Transportation Plan, prepared by the Michiana Area Council of Government (MACOG) with input from INDOT and City staff, does not include any major transportation infrastructure improvements (added travel lanes, auxiliary (center turn) lanes, intersection improvements, etc.) along the Lincolnway East corridor. The long range plan is updated on a four-year cycle with the next amendment for the 2055 Transportation to occur next year.

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

RECOMMENDATION

Staff recommends approval of Petition 26-15 to annex, establish zoning, and approve a preliminary site plan for property on the south side of Lincolnway East approximately 650' east of Bittersweet Road (12340 Lincolnway East). The approval will zone the south 310' of the property to the I-1 Light Industrial District for 6 to 8 industrial / flex space buildings and the north 220' of the property to the C-1 General Commercial District for commercial/retail buildings.

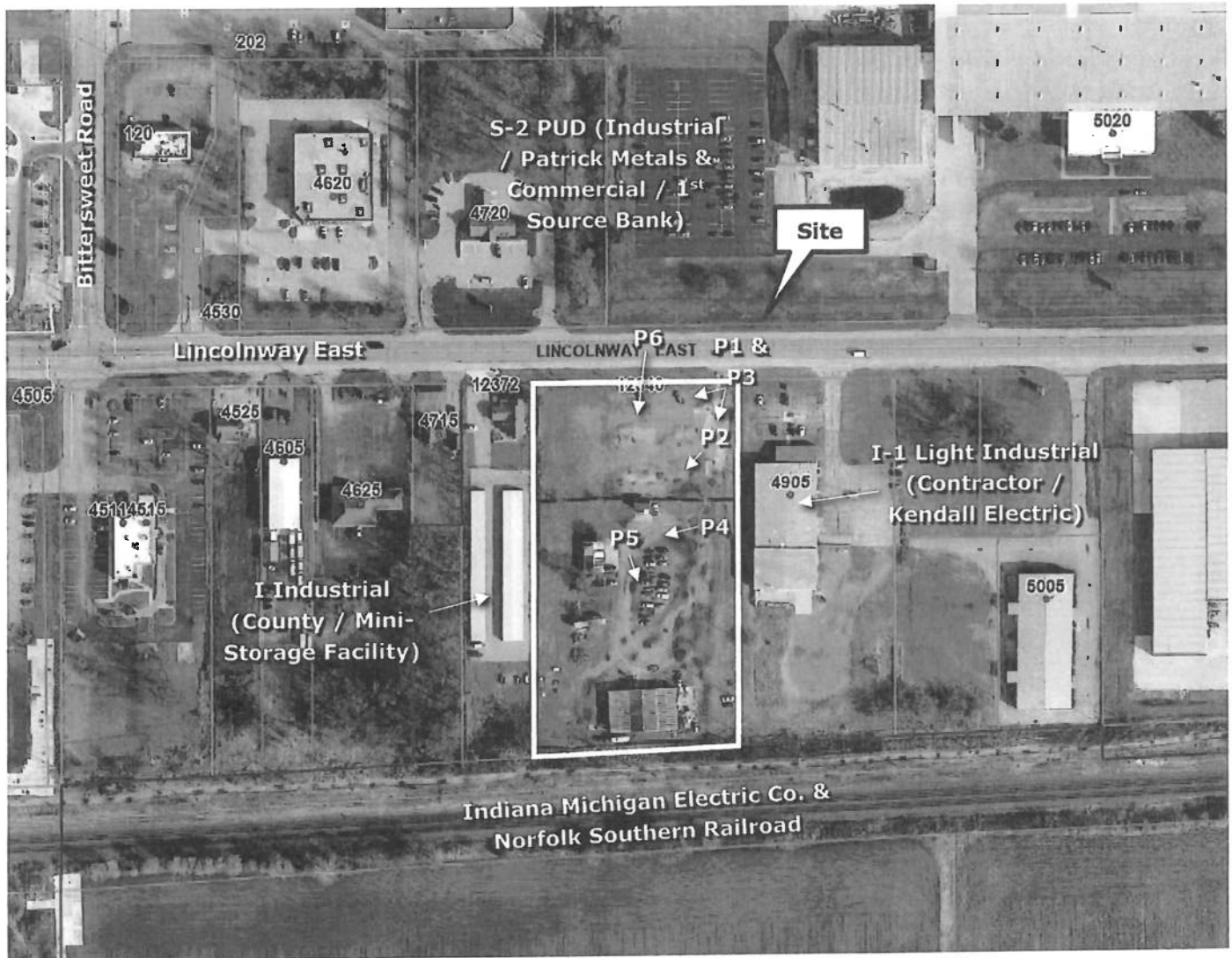
This recommendation is based on the following findings of fact per Indiana Code Section 36-7-4-603:

1. The Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan, created in 1990, identified a preferred land use for the subject property as industrial and commercial. The proposed uses are consistent with the goals and objectives of the plan and the existing adjacent land uses.
2. Current conditions and the character of current structures and uses in each district – The subject parcel is located on Lincolnway East, being a heavily travelled road serving as a major transportation corridor connecting St. Joseph and Elkhart Counties. Land uses along this section of the corridor are predominantly industrial and commercial. Adjacent land uses include a bank and aluminum extruded product manufacturer to the north, an electrical contractor to the east, property owned by an electric company and railroad to the south, and a mini-storage facility to the west.
3. The most desirable use for which the land in each district is adapted –Because of the property's location along a highly travelled section of a primarily industrial and commercial corridor, the most desirable use for the property is an industrial or commercial use.

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 industrial / flex space buildings and additional commercial use will be compatible with the adjacent existing industrial and commercial zoned and occupied properties.
5. Responsible development and growth – The redevelopment of the property for the proposed uses is responsible development and growth given the location of the property being adjacent to industrial and commercial uses and along a highly travelled corridor.

ATTACHMENTS

Aerial Photograph, Photographs of Site Area, Zoning & Annexation Petition, Preliminary Site Plan, Location Map



Aerial Photograph – 12340 Lincolnway East
Proposed Industrial / Flex Space & Commercial Buildings



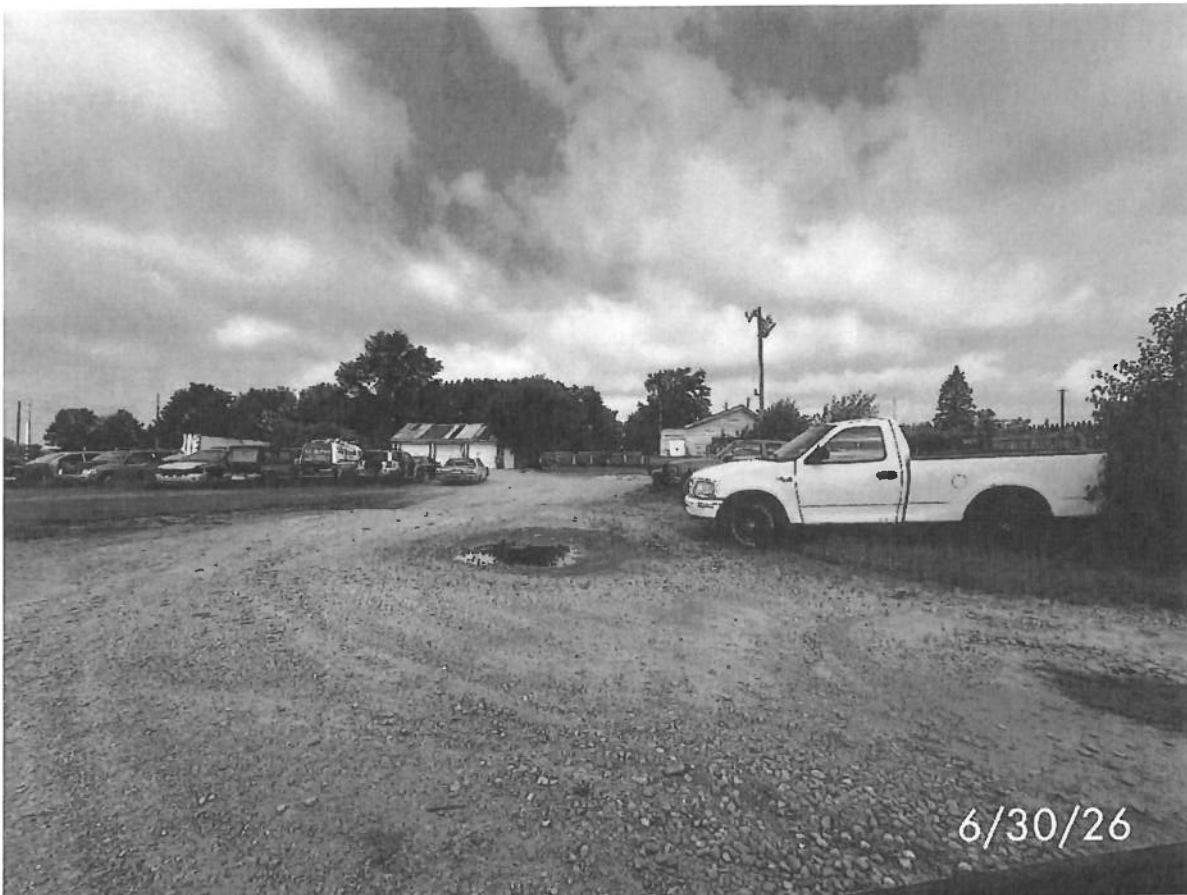
P1. Looking southerly toward the property from the northeast corner.



P2. Looking southwesterly from east property line within property toward rear fenced in area.



P3. Looking westerly toward the former used car lot on the property from the northeast corner.



P4. Looking westerly from within rear fenced-in area toward accessory structures.



P5. Looking southerly within rear fenced-in area toward primary structure.



P6. Looking southerly from Lincolnway East toward the property.

Pet 26-15
Received

JUN 24 2026

Planning and
Community Development

June 24, 2026

TO THE:
Honorable Members of the Common
City of Mishawaka, Indiana
And
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE:
Petition for Annexation and Zoning Classification

The undersigned Karen Fullmer & Eva Snyder, as represented by John A. Piraccini respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

A 3.79+- acre parcel located on the South side of
Lincolnway East, 650' East of Bittersweet Road
in St. Joseph County, Indiana
Parcel aka 12340 Lincolnway East Mishawaka, In 46544
-see attached legal description labeled annexation-

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is in unincorporated St. Joseph County, Indiana and that the petitioners desire the same to be annexed to the City of Mishawaka, Indiana.

Petitioners desire to designate a zoning classification of C-1 Commercial for the approximate north 220' X 300' tract, designated as North part in exhibit A.

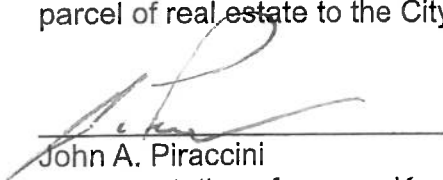
Petitioners desire to designate a zoning classification of I-1 Light Industrial for the approximate south 310' X 300' tract, designated as South part in exhibit A.

Petitioners further state they intend to utilize said land for commercial uses on the north portion of the property and industrial uses on the southern portion of the property. The southern portion will be developed first with the north portion developed at a future date. The south portion of the property will have approximately 6 buildings and will several units in each serving a variety of uses in each subunit. The buildings and development is marketed as flex space.

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

Petitions further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above-described parcel of real estate to the City of Mishawaka with a C-1 and I-1 zoning classification.



John A. Piraccini

Representative of owners Karen Fullmer & Eva Snyder

Contact Person:

Chris Godlewski
Abonmarche Consultants
315 W. Jefferson Blvd.
South Bend, In 46601
cgodlewski@abonmarche.com
574-393-9804

John A. Piraccini
Coldwell Banker
1539 N. Ironwood Dr.
South Bend, In 46635
574-243-9522
Johnpiraccini7@gmail.com

Annexation Legal Description

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIANA-MICHIGAN ELECTRIC CO. AND THE EAST LINE OF SAID SECTION 18; THENCE SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1640.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 08 MINUTES 30 SECONDS WEST 300.27 FEET TO A WOOD CORNER POST; THENCE NORTH 00 DEGREES 33 MINUTES 42 SECONDS EAST 534.24 FEET, FOLLOWING AN EXISING FENCE ROW TO THE SOUTH RIGHT-OF-WAY LINE OF A HIGHWAY KNOWN AS LINCOLNWAY EAST; THENCE SOUTH 89 DEGREES 36 MINUTES 27 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 300.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 42 SECONDS WEST 528.80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Rezoning to C-1 (North Portion)

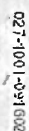
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Rezoning to I-1 (South Portion)

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY AS FOLLOWS:

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ISSUANCE / REVISION **DATE**

Credentia, Inc. 113 S. 1st St. Unit 100, Portland, OR 97208
Phone: 503.681.1234 Fax: 503.681.1235

PROJECT NO: **26-0788**

ISSUE DATE	PAID DATE
PAID 07/01/00	PAID 07/01/00

FOR
INFORMATIONAL
USE ONLY

MISHAWAKA BUILT
ANNEXATION / REZONING
GENERAL CONCEPT PLAN
12340 LINCOLN WAY EAST, MISHAWAKA, INDIANA 46544

JUN 24 2026

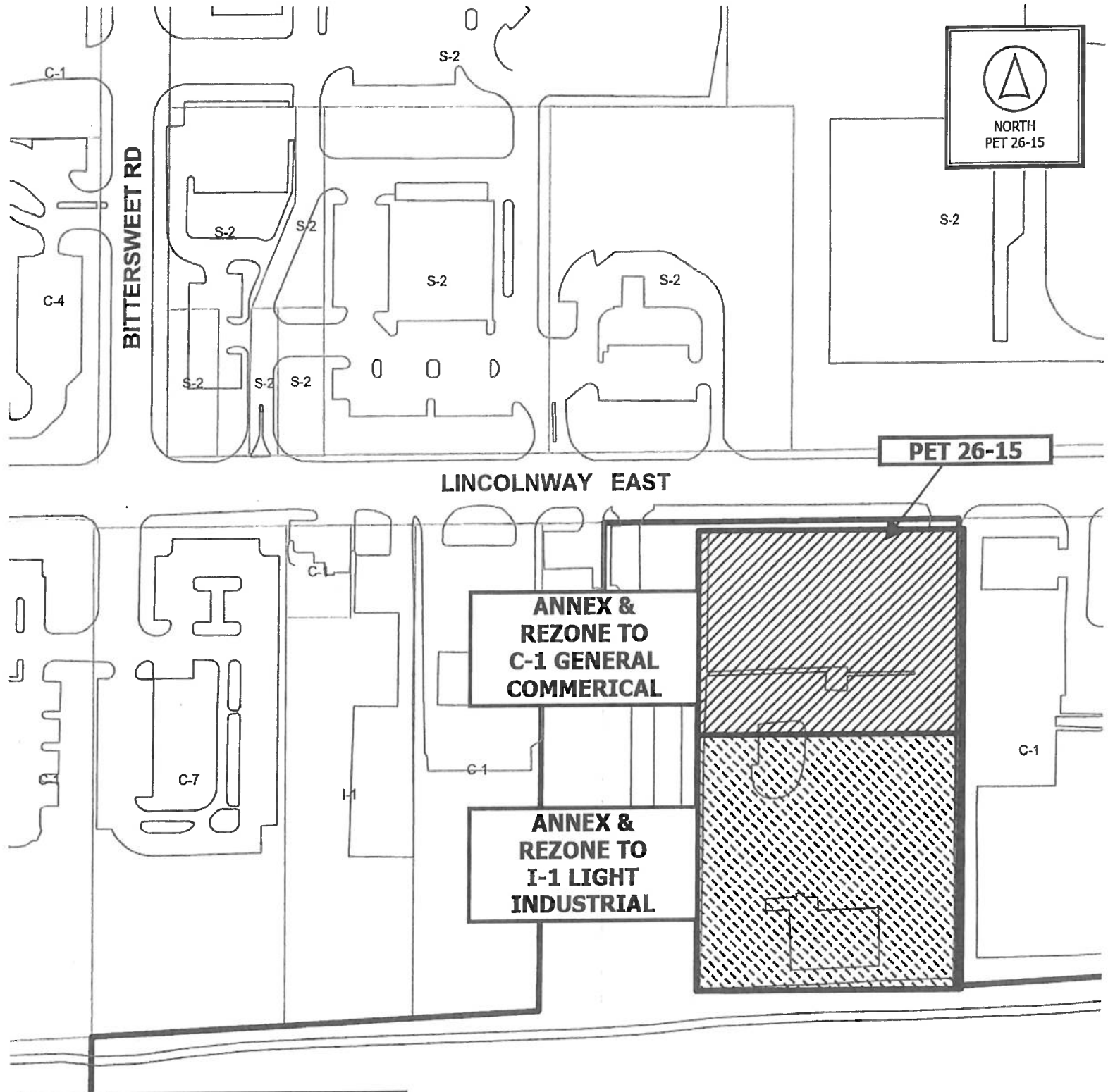
Planning and
Community Development

315 W. Jefferson Blvd.
South Bend, IN 46601
T 574.232.8700
abonmarche.com

Survey
Engineer
Architect

© 2025

ABONMARCHÉ CONSULTANTS,



Location Map

PETITION 26-15

PETITIONERS:

KAREN FULLMER & EVA SNYDER

LOCATION:

SOUTH SIDE OF LINCOLNWAY EAST
APPROXIMATELY 665' EAST
OF BITTERSWEET ROAD

COUNTY ADDRESS: 12340 LINCOLNWAY EAST

ANNEX PROPERTY AND REZONE
NORTH 220' TO C-1 GENERAL COMMERCIAL
& SOUTH 310' TO I-1 LIGHT INDUSTRIAL

JUL 23 2026

City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2026-26

ORDINANCE NO. _____

AN ORDINANCE DECLARING AN EMERGENCY AND
DETERMINING THE EXPENDITURE OF ADDITIONAL
FUNDS FOR THE YEAR ENDING DECEMBER 31, 2026

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

Section 1. An emergency exists which requires the appropriation of additional funds for the fiscal year ending December 31, 2026, in addition to that set out in detail in the published budget.

Section 2. There is hereby appropriated from the CEDIT and Public Safety LIT funds of the City of Mishawaka the sum of \$1,000,000.00 for assignment as follows:

County Economic Development Income Tax

<u>Capital Outlays</u>		
2209-50-445-15	Training Center Improvements	\$500,000.00

Public Safety Local Income Tax

<u>Capital Outlays</u>		
2240-50-443-93	Fire Station Improvements	<u>\$500,000.00</u>

Total	\$1,000,000.00
-------	----------------

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

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

_____ day of _____, at _____ o'clock, _____. M.

Gregg Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

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

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

Date: July 23, 2026

To: Honorable Members of the Common Council

From: Rebecca Maguire – Controller

Re: **Additional Appropriations – CEDIT and Public Safety LIT funds
Budget Reduction – CEDIT**

For first reading on July 27th approval is requested for additional appropriations for CEDIT and Public Safety LIT and a corresponding budget reduction in the CEDIT fund.

For budget year 2026, \$500,000 was budgeted for Park Improvements. Since last fall, when the budget was approved, it's been determined that these funds will be best served to construct a building for public safety use on our 5th Street property. This building will be used for training and will have moveable walls and other items to create a variety of training scenarios. The Training Center Improvements line will be appropriated for this building construction.

With the Park Improvement line not being utilized, I am requesting approval for the corresponding budget reduction of \$500,000.

The second requested appropriation is to have the HVAC system at Fire Station #1 replaced due to the presence of mold. The scope includes mold remediation, HVAC and electrical replacements, and temporary housing for staff. As this is a time-sensitive project, the Fire and Central Services Departments have already secured vendors to begin the work. Air quality testing has been done to ensure the safety of the firefighters, but they cannot reside at the station during the remediation process.

JUL 23 2026

City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2026 - 27

ORDINANCE NO. _____

AN ORDINANCE DECLARING AND
DETERMINING THE REDUCTION OF BUDGETED
APPROPRIATIONS FOR THE YEAR ENDING DECEMBER 31, 2026

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

Section 1. The appropriation of funds for the fiscal year ending December 31,
2026, set out in detail in the published budget, will be reduced as follows:

County Economic Development Income Tax

<u>Capital Outlays</u>		
2209-50-445-17	Park Improvements	<u>\$500,000.00</u>
	Total	\$500,000.00

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

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

on this _____ day of _____, 2026 at _____ o'clock, _____. M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

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

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

Date: July 23, 2026
To: Honorable Members of the Common Council
From: Rebecca Maguire – Controller
Re: **Additional Appropriations – CEDIT and Public Safety LIT funds
Budget Reduction – CEDIT**

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JUL 15 2026

City Clerk
Mishawaka, IN

RESOLUTION NO. 2026-26

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 17th, 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 expanded the program in March of 2026 by approving Council Resolution 2026-10 to expand the established grant/forgivable loan program for selected uses and geographic areas of the City; and

WHEREAS, the modified geographic areas continued to include the historic downtown, City Center C-3 zoned property, and the West End business area, and expanded the areas eligible into neighborhood commercial areas surrounding the C-3 City Center zoned areas, and

WHEREAS, Resolution 2026-10 made eligible 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 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, based on the history of the program and the desire to provide additional incentives to promote private investment in the existing C-3 zoned City Center area, there is a desire to increase the percentages of match being provided by the City; 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 modifies 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 27th day of July, 2026, at _____ o'clock, P.M.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

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.



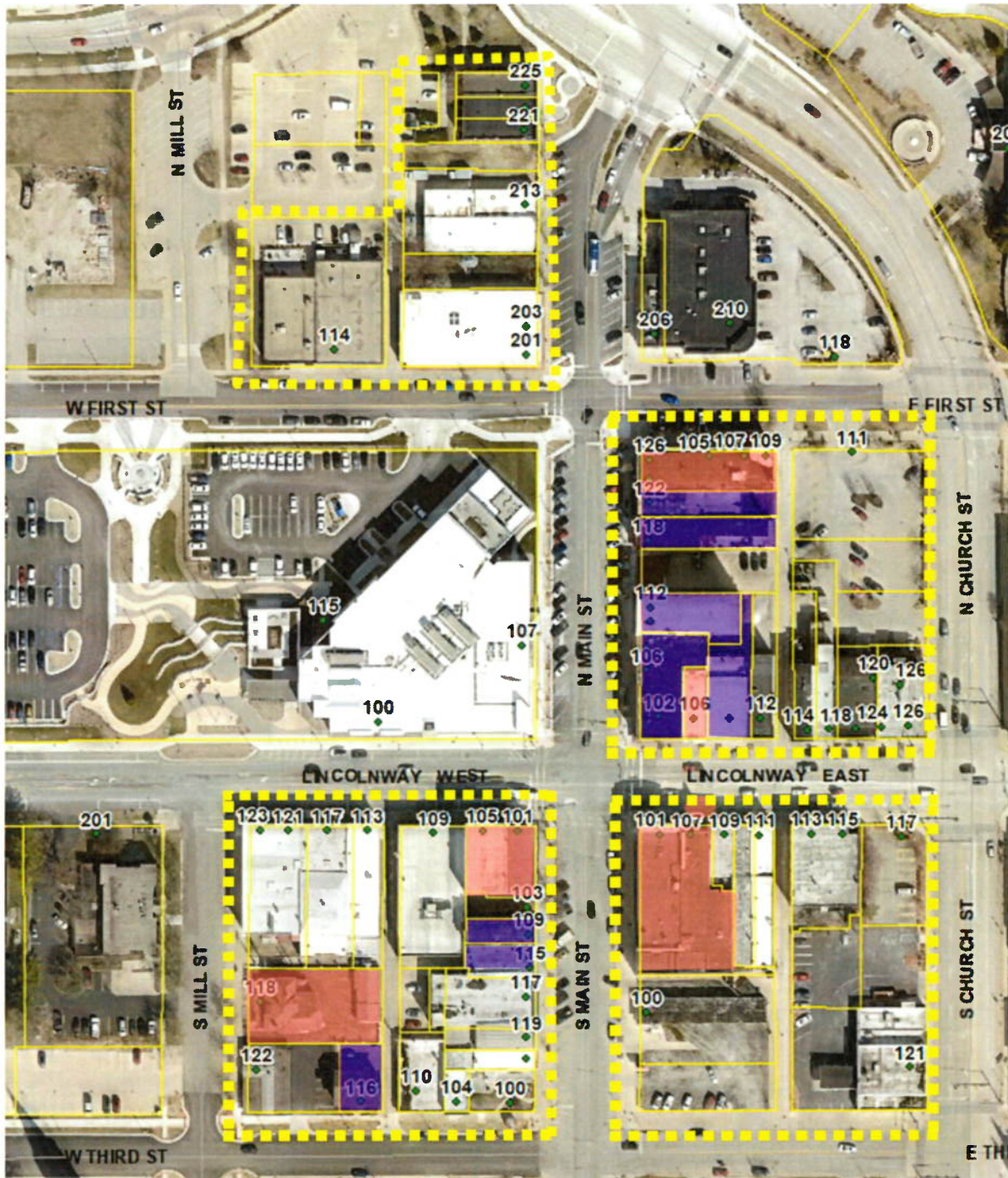
Downtown City Center- C-3 Zoning District

 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

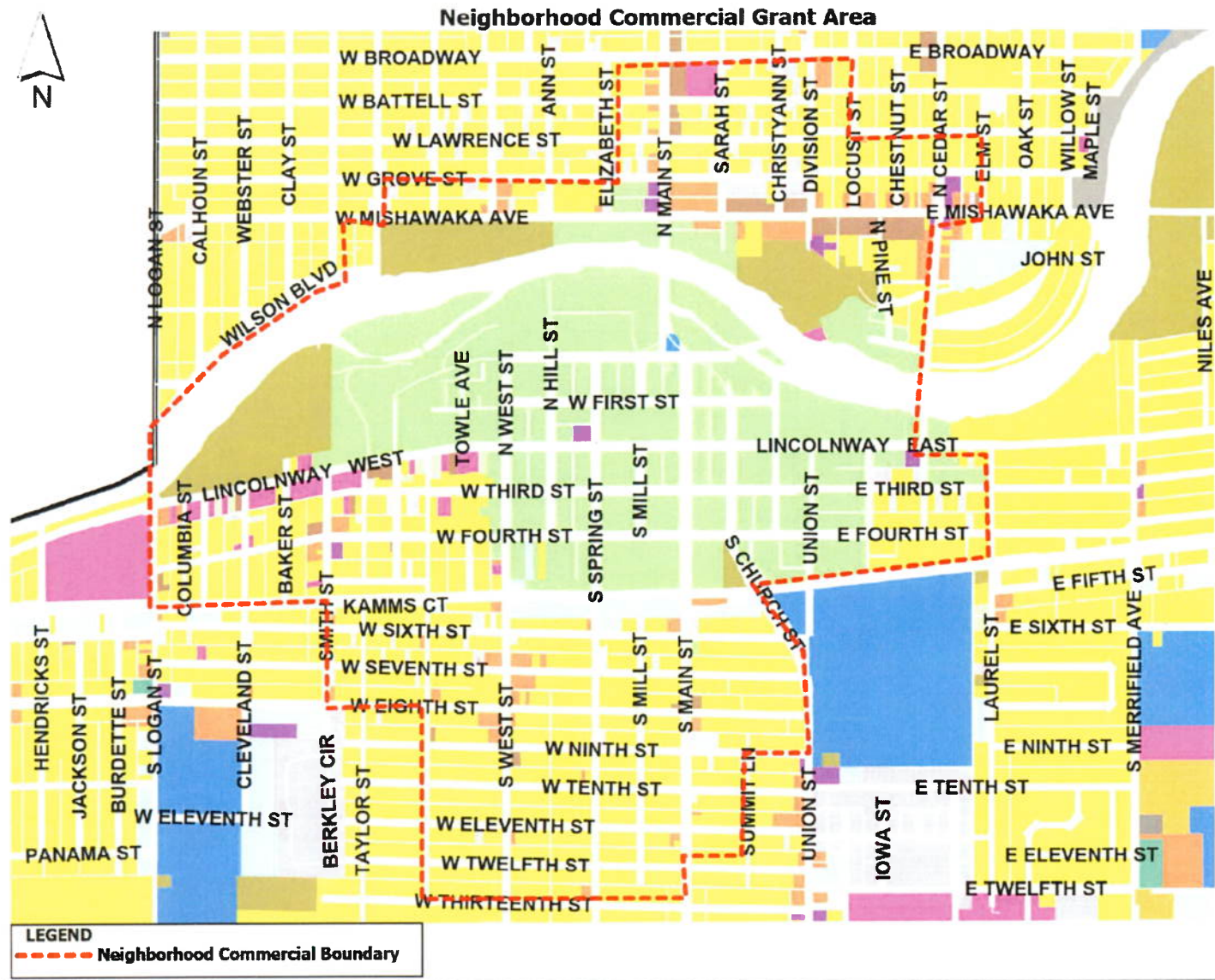
West End Commercial Properties:

West End commercial areas as identified on the map below.

West End Grant Area



Neighborhood commercial properties 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- 30%, **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- 30%, **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 4th 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.

Proposed Council Resolution 2026-26 Increasing C-3 % for Downtown Grant Program

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

Date Wed 7/15/2026 10:44 AM

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

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

 1 attachment (9 MB)

Common Council Resolution 2026- 26 Amending Revolving Fund and Authorizing Loans - City of Mishawaka Downtown Grant Draft Clean.docx;

Good morning,

Attached is proposed Council resolution 2026-26 that modifies the City's downtown grant program. This follows up on the Historic Preservation Commission July meeting input, and the desire to look at the program from an equity perspective and how funds might be provided for important historic properties in and around the downtown, that specifically includes properties like the Beiger Mansion.

When this request was made through the Historic Preservation Commission, the Administration felt it was cleaner/more appropriate to increase the percentages associated with the C-3 City Center Zoning District, than to call out specific historic structures or areas outside the City historic core which has uniquely different challenges. The program at its core is for targeted redevelopment investments, and although historic status was used in the core downtown area to provide larger investments in specific buildings like the Pheonix, the generally applied percentage is more consistent with how the program was developed for areas outside the downtown core.

The attached resolution specifically increases the percentages for Fire Suppression and Fire/Building Code Life Safety Improvements, and Exterior façade improvements from the current level of 20% to 30% in the C-3 district. If approved, this increase of 10% would now make the C-3 area the same as the West End area which was originally established with a 30% match for both of these categories. To me this is an equitable change. Other than the changing of those two numbers, there are no other changes in the program in the attached resolution.

Please let me know if there are any questions. If approved by the Council at the July 27th meeting, this would allow applicants to submit following that approval at potentially submit for approval of a grant/forgivable loan at the August Redevelopment Commission Meeting.

Thanks,

Ken



Kenneth B. Prince, FASLA
Executive Director

City of Mishawaka
Planning and Community Development
100 Lincolnway West
Mishawaka, IN 46544
Phone- (574) 258-1625

JUL 23 2026

City Clerk
Mishawaka, IN

RESOLUTION NO. 2026-27

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA
AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS
PURSUANT TO IC 5-13-9-5**

Whereas the City of Mishawaka (the "City") desires, pursuant to IC 5-13-9-5, to allow banks outside the political subdivision to submit quotes on public funds certificates of deposit for the purpose of investing its operating and utility funds;

Section 1. Now, therefore, pursuant to IC 5-13-9-5, the Common Council of the City of Mishawaka hereby authorizes the investing officer of the City to invest in certificates of deposit of depositories that have been designated by the state board of finance as a depository for state deposits under IC 5-13-9.5. This authorization expires one (1) year after the adoption date.

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

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

On this _____ day of _____, 2026 at _____ o'clock, _____. M.

Gregg Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

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

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

Date: July 23, 2026
To: Honorable Members of the Common Council
From: Rebecca Maguire – Controller
Re: Investment of Public Funds

For the July 27th meeting, I am requesting approval of the annual investment resolution as required by statute.

This item is renewed annually and authorizes the City of Mishawaka to invest outside of its political subdivision.

We utilize Baker Tilly to manage our investment process, and it has been very successful. With numerous outstanding bonds, having them manage bidding, timelines, and documentation is invaluable to increase revenue while our projects are being completed. We also invest funds where we have available cash balances.

Please contact me with any questions.

c: David A. Wood, Mayor

Deborah S. Block, AMC, MMC

JUN 25 2026

City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2026-23

ORDINANCE NO. _____

AN ORDINANCE DECLARING AN EMERGENCY AND
DETERMINING THE EXPENDITURE OF ADDITIONAL
FUNDS FOR THE YEAR ENDING DECEMBER 31, 2026

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

Section 1. An emergency exists which requires the appropriation of additional funds for the fiscal year ending December 31, 2026, in addition to that set out in detail in the published budget.

Section 2. There is hereby appropriated from the Public Safety LIT fund of the City of Mishawaka the sum of \$3,000,000.00 for assignment as follows:

Public Safety LIT

Capital Outlays
2240-50-445-08

Police Equipment

\$3,000,000.00

\$ 3,000,000.00

Total \$ 3,000,000.00

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

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

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

Gregg Hixenbaugh, Presiding Officer

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

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

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



Police Department
100 Lincolnway West
Mishawaka, IN 46544

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

July 6, 2026

City of Mishawaka Common Council
City Hall
100 Lincoln Way West
Mishawaka, Indiana 46544

Re: Request for Additional Appropriation for Motorola Solutions Equipment Purchase

Dear Council Members,

The Mishawaka Police and Fire Departments respectfully request an additional appropriation of \$3,000,000 to purchase portable officer and firefighter radios, mobile vehicle radios, and complete body-worn and in-vehicle camera system upgrades.

The current Public Safety and Civil City radio systems were purchased in 2016. Motorola Solutions has advised that these radio models are expected to reach end-of-support status within approximately the next year. Once support is discontinued, repair and maintenance services will be limited to the availability of remaining parts and technology, creating potential reliability and operational concerns for public safety personnel.

The body-worn camera devices currently used by police officers are scheduled for a prearranged technology refresh this year under a 2024 contract with Motorola Solutions. Under the proposed 2026 agreement, the City would receive upgraded body-worn cameras at significant discounted pricing. In addition, the originally prepaid technology refresh would be deferred for an additional three years, allowing the City to lock in current pricing and extend the value of its investment.

The current in-vehicle camera systems were acquired over multiple fiscal years and consist of two different device models: the 4RE and the M500. The proposed 2026 agreement would replace the older 4RE units with the current M500 model throughout the fleet, providing standardized equipment, improved functionality, and consistent performance across all vehicles.

This project has been under review for some time by the Information Technology Department, including an evaluation of potential funding and financing options. The project has now reached end-of-support status, making it critical to move forward with implementation. Although the project was not included in the 2026 budget, delaying further action could introduce operational, security, and support risks.

This investment will ensure that police officers, firefighters, and other public safety personnel continue to have access to reliable communications equipment and modern recording technology necessary to effectively serve and protect the community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Alex D. Arendt', written in a cursive style.

Alex D. Arendt
Chief of Police



City of Mishawaka

OFFICE OF THE CITY CLERK

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

NOTICE TO TAXPAYERS OF PROPOSED ADDITIONAL APPROPRIATION

Notice is hereby given to the taxpayers of Mishawaka, St. Joseph County, Indiana, that the Common Council at City Hall, 100 Lincolnway West, at 6:00 p.m. on the 27th day of July 2026, will consider the following additional appropriations in excess of the budget for the current year.

P.O. No. 2026-23

Public Safety Local Income Tax

Capital Outlays

2240-50-445-08	Police Equipment	<u>\$3,000,000.00</u>
		\$3,000,000.00

P.O. No. 2026-24

Local Road & Bridge Matching Grant

Other Services and Charges

2404-50-436-03	Street Repair	<u>\$1,799,100.00</u>
		\$1,799,100.00

Total	\$4,799,100.00
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Taxpayers appearing at the meeting shall have the right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance. The DLGF will make a written determination as to the sufficiency of funds to support the appropriations made within 15 days of receipt of the approved proposal.

Rebecca S. Maguire – City Controller

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

JUN 25 2026

City Clerk
Mishawaka, IN

PROPOSED ORDINANCE NO. 2026 - 24

ORDINANCE NO. _____

AN ORDINANCE TRANSFERRING FUNDS FROM THE
MOTOR VEHICLE HIGHWAY RESTRICTED FUND OF THE
CITY OF MISHAWAKA TO THE LOCAL ROAD & BRIDGE
MATCHING GRANT FUND OF THE CITY OF MISHAWAKA
FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2026
AND AN ORDINANCE APPROPRIATING ADDITIONAL
FUNDS FOR THE YEAR ENDING DECEMBER 31, 2026

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

Section 1. There is hereby transferred from the Motor Vehicle Highway
Restricted (MVHR) Fund of the City of Mishawaka to the Local Road & Bridge Matching
Grant Fund of the City of Mishawaka the sum of \$899,550.00 as required for the
Community Crossing Grant.

Motor Vehicle Highway Restricted Fund (MVHR)

From:

Capital Outlays

2203-50-442-01

Street Repair

\$ 899,550.00

Local Bridge and Road Matching Grant Fund

To:

Other Services and Charges

2404-50-436-03

Street Repair

\$ 899,550.00

Section 2. Which requires the appropriation of additional funds for the fiscal
year ending December 31, 2026, in addition to that set out in detail in the published
budget.

Section 3. There is hereby appropriated from the Local Bridge and Road
Matching Grant Fund of the City of Mishawaka the sum of \$1,799,100.00 for assignment
as follows:

Local Road & Bridge Matching Grant Fund

Other Services and Charges

2404-50-436-03

Street Repair

\$1,799,100.00

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

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

on this _____ day of _____, 2026 at _____

o'clock, _____. M.

Gregg Hixenbaugh, President

ATTEST:

Deborah S. Block, IAMCA, MMC, City Clerk

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

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

Date: June 25, 2026

To: Honorable Members of the Common Council

From: Rebecca Maguire

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

I am requesting the first reading for the transfer of \$899,550.00 from the Motor Vehicle Highway Restricted Fund to the Local Road & Bridge Matching Grant Fund, as this is our necessary match for the Community Crossings Grant. These funds are budgeted for the purpose of the match and are funded from MVH funds received from the State.

This transfer, along with the \$899,550.00 Community Crossing Grant funds awarded, must be appropriated. Therefore, I also request a first reading for the additional appropriation of \$1,799,100.00.

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

Additional appropriations are no longer required to be advertised in the newspaper but must be uploaded to the public State Gateway portal. This notice was uploaded on June 19, 2026, meeting the 14-day requirement before the public hearing. Notices will be available to the public 10 days before the public hearing on BudgetNotices.in.gov.

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

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



City of Mishawaka

OFFICE OF THE CITY CLERK

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

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