



AGENDA

August 03, 2026

**Meetings of Standing Committees
Council Conference Room**

5:45PM

Livestream

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

**REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL**

6:00PM

Microsoft Teams Number:1-213-493-9412

Meeting ID: 222 505 450 263 8

Meeting password: kr7Tr2SZ

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

Livestream #1:

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

Livestream #2

<https://www.facebook.com/cityofmishawaka/>

Livestream #3:

www.youtube.com/@cityofmishawaka635

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of the Minutes of the Regular Meeting of July 27, 2026

5. Petitions, Communications, Remonstrance, and Memorial

6. Report of Special Committee

7. Ordinances on First Reading

8. Resolutions

R2026-28 Honoring Indiana VFW Surgeon Dan Gann

9. Ordinances on Second 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.
PUBLIC Hearing- No Vote

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

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An archived version of the livestream video can be viewed on the city of Mishawaka's Facebook and YouTube pages.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

<https://mishawakain.portal.civicclerk.com/event/1029/files/agenda/3473>

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 27, 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 27, 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 (A), Mr. Carroll (P), Mr. Banicki (P), Mr. Emmons (P), Ms. Hahn (P), Mr. Mammolenti (E), Mr. Violi (P), Mr. Hixenbaugh (P)
P: Present E: Electronically Participating A: Absent

Minutes for the Regular Meeting on July 6, 2026, were approved as received from the Clerk's Office.

Clerk Block read a letter from the City Plan Commission regarding their recommendation from their July 14, 2026, meeting.

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

PROPOSED ORDINANCE NO. 2026-25

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.

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.

(Assigned to Land Use Planning Committee)

PROPOSED ORDINANCE NO. 2026-26

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

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

(Assigned to Budget & Finance Committee)

PROPOSED ORDINANCE NO. 2026-27

AN ORDINANCE DECLARING AND DETERMINING THE REDUCTION OF BUDGET APPROPRIATIONS FOR THE YEAR ENDING DECEMBER 31, 2026
Reduction of Budgeted Appropriations: County Economic Development Income Tax: Capital Outlays: 2209-50-445-17 Park Improvements \$500,000.00 Total: \$500,000.00
(Assigned to Budget & Finance Committee)

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

RESOLUTION R2026-26

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
Expanding the Revolving Fund & Authorizing a Downtown Forgivable Loan Program

Ken Prince, Director of Planning and Community Development for the City of Mishawaka, spoke in favor of **RESOLUTION R2026-26**. Mr. Prince stated the nature of the request was a minor modification of the program. Mr. Prince stated at the July Historic Preservation Commission meeting, they were specifically asked by the commission including Councilwoman Voelker and Councilwoman Hahn regarding what they could do specifically for historic structures like the Beiger Mansion. Mr. Prince stated as they could recall when they created the program, although it referenced the core city as being historic and placing a higher value on historic, the very nature of the program was a redevelopment proposal and not a historic proposal. Mr. Prince stated they went back and looked at the program and then rather than trying to break out specifically historic properties, they thought from the Administration perspective it was more equitable to increase the percentage specifically in two categories. Mr. Prince stated it increased it for fire suppression and fire building code life safety improvements and exterior façade improvements in the C-3 area, and it increased it from 20% to 30% and if this was approved, that would then match what was approved for the West End area. Mr. Prince stated it

would be equitable between areas and would provide additional opportunities for historic structures in the overall C-3 area. Mr. Prince stated to refresh their memory, the C-3 area included other historic properties than the Beiger Mansion, specifically the 100 Center, and McCartney Insurance. Mr. Prince stated the other thing they were sensitive to was there was only about half of the roughly \$250,000 left of funds in the program, so they wanted to extend those as far as possible. Mr. Prince stated although they would like to see radical improvements on everything, there were limitations to the funds that they had. Mr. Prince stated, with that, he was happy to answer any questions the Council had.

Mr. Violi asked when they originally started the program. Mr. Prince stated the program was approved by the Redevelopment Commission at the end of 2024 and by the Council in the beginning of 2025. Mr. Violi asked the amount that they appropriated. Mr. Prince stated \$500,000. Mr. Violi stated they were only halfway through that appropriation at that time, so expanding the eligibility was to try to use the money up and get it to the right cause that they set out to do in the first place and asked if that was correct. Mr. Prince stated that was correct and earlier that year, the Council modified it to include a broader area, so they were hopeful to have the maximum impact as desired through the program. Mr. Violi thanked Mr. Prince.

Ms. Hahn thanked Mr. Prince and the Administration for moving so quickly on putting this item before the Council so they could get the grants to those who needed them.

Question was called for at 6:08PM for **RESOLUTION R2026-26 Motion passed by unanimous roll call vote (summary: Yes = 8).**

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

RESOLUTION R2026-27

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

Authorizing Investment of Public Funds

Rebecca Maguire, City Controller, spoke in favor of **RESOLUTION R2026-27**. Mrs. Maguire stated this was an annual item, and it was required that the Common Council authorized the investment of public funds outside of their municipality, anywhere in the State of Indiana.

Joseph Cooper, 321 W. 13th Street Mishawaka, IN 46544, spoke in opposition to **RESOLUTION R2026-27**. Mr. Cooper stated they all got a surprise announcement about the increase in utility bills, but be that as it may, sending money outside of the municipality for someone else as a forgivable loan seemed to counter the intent of their interests, because that money being loaned and forgiven would fall on the taxpayer to make up. Mr. Hixenbaugh stated the previous item on the agenda was for the forgivable loan program that was directed toward

Mishawaka residents and Mishawaka residents only. Mr. Hixenbaugh stated the matter that Madame Controller just talked about was an authorization from the State of Indiana for the city to be able to look at those institutions throughout the state that would provide the most favorable return on their investment, not a loan, but investing those funds that the city held, so this was not a loan program, this was their ability to be able to maximize the benefit for their taxpayers and invest their funds where they would receive the greatest rate of return. Mr. Hixenbaugh stated the matter that was now in front of them that Mr. Cooper was speaking on was not a loan program. Mr. Cooper stated he would still be opposed to that and he was opposed to sending any of their tax dollars outside of the municipality, was opposed to taking money for the benefit of the developers, was opposed to creating tax abated areas for the developers and was opposed to the situation that occurred with the development of whatever was happening up on Cleveland Road.

Mr. Carroll stated due to a professional conflict of interest he would have to abstain from voting on the matter.

Mr. Hixenbaugh stated in response to Mr. Cooper's question whether she heard his explanation as to what the resolution entailed that was in front of them at that time. Mrs. Maguire stated yes and outside of their municipality, their banking advisor Baker Tilly went out for public bids, and they were investing in the highest rates possible throughout the State of Indiana. Mr. Hixenbaugh asked if his summary was accurate in terms of the flexibility that the state law allowed them to look for those institutions that would provide them the highest rate on their investment if they so deposited the funds with them and if that was correct. Mrs. Maguire stated that was correct. Mr. Hixenbaugh asked if there was anything else that she wanted to clarify in order for the public to have all of the information that they needed to understand what it was that the Council was being asked to vote on. Mrs. Maguire stated they had a public bid and they requested anywhere from six to ten institutions for their bids and rates and they always went with the highest rate. Mr. Hixenbaugh thanked Mrs. Maguire for the clarification.

Question was called for at 6:15PM for **RESOLUTION R2026-27 Motion passed by unanimous roll call vote (summary: Yes = 8).**

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

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

PROPOSED ORDINANCE NO. 2026-23

**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**

Mr. Violi reported the Budget & Finance Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. Clerk Block polled the Council on the committee report.

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

Yes: Mrs. Hazen, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The committee report passed unanimously.

Rebecca Maguire, City Controller, spoke in favor of **PROPOSED ORDINANCE NO. 2026-23**. Mrs. Maguire stated the request was for an approval of a \$3 million additional appropriation for police and public safety radios, vehicle radios, body cameras, and in-vehicle camera system upgrades. Mrs. Maguire stated the item was being discussed in the prior year for the 2026 budget and the previous IT Director was working on it and when he left earlier in the year, the IT staff let them know that it was not going to be able to wait to another budget cycle due to the end of support status on the radios, so that was the reason they were bringing it forward during the middle of the year. Mrs. Maguire stated Chief Arendt was also available that evening if there were any questions for him.

Mr. Hixenbaugh stated he wanted to add the Council's thanks to the comments that Mrs. Maguire made earlier and it would have been great if this had been known at the time that they put the budget together, but he appreciated the diligence on those who had followed up to make sure that they were able to make an investment that protected not just their citizens, but their officers with regard to effective, workable public safety communication items. Mr. Hixenbaugh stated he appreciated the work of everybody involved, including the police and fire chief.

Question was called for at 6:19PM for **PROPOSED ORDINANCE NO. 2026-23 Motion passed by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. Hazen, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5993**.

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

Mr. Emmons reported the Budget & Finance Committee recommended that this proposed ordinance be adopted. Upon a second by Mr. Banicki, the motion carried. Clerk Block polled the Council on the committee report.

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

Yes: Mrs. Hazen, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The committee report passed unanimously.

Rebecca Maguire, City Controller, spoke in favor of **PROPOSED ORDINANCE NO. 2026-24**. Mrs. Maguire stated this supported their award of the community crossing grant of \$899,550. Mrs. Maguire stated as required by the state, they needed to match it with motor vehicle highway restricted fund monies and together, the two items totaled \$1,799,100 and that was what they would be appropriating with the Council's approval that evening for street repair.

Question was called for at 6:22PM for **PROPOSED ORDINANCE NO. 2026-24 Motion passed by unanimous roll call vote (summary: Yes = 8).**

Yes: Mrs. Hazen, Mr. Carroll, Mr. Banicki, Mr. Emmons, Ms. Hahn, Mr. Mammolenti, Mr. Violi, Mr. Hixenbaugh. The proposed ordinance passed 8-0, thus it became **ORDINANCE NO. 5994**.

PRIVILEGE OF THE FLOOR

Joseph Cooper, 321 W. 13th Street Mishawaka, IN 46544, spoke under **PRIVILEGE OF THE FLOOR**. Mr. Cooper stated he had about 25 years working in local, state, and federal government dealing with expenses, finances, and things that mattered including the writing and evaluation of RFPs, solicitation and selection of vendors, and dealing with all of the money that went with that. Mr. Cooper stated the departments that he was basically deputy director of for finance and operations totaled around \$500 million. Mr. Cooper stated it was quite a surprise when he noticed a blurb that the utility fees were going to go up by 25% and he understood how critical it was to keep up with those type of things, but this came out in February of 2026 and he

did not recall anybody on the Council holding any type of community discussions and awareness about what was going to happen. Mr. Cooper stated maybe that had happened, he did not know for sure but he did not hear about it until after the second reading and the vote. Mr. Cooper stated to do the rate increase, you had to issue an RFP and that had to come out in maybe 2024, but 2025 definitely and you had to have a consultant come in. Mr. Cooper stated you had to provide the documents that they used to form the report and then in January or maybe late December of the prior year, someone wrote the resolution that got filed in February for the first reading about raising the rates, so between February and June, not a statement was issued by the Governor or by the Mayor or by any of the councilmembers that he knew of about the intended rate increase, not only 25% that year but increases for the next three years after that. Mr. Cooper stated he was curious what happened and if someone said they should not discuss it with the public because they would just raise the rabble up about their fees going up and not their income and for anyone that sat in a state that paid \$7.25 an hour as a wage to anybody, it was an insult to people on fixed incomes, social security, disability, and other aspects of not being able to just go get a second job because there were not any second jobs. Mr. Cooper stated he understood how it worked and he did not get where he was in his positions without how this worked, so it was not too early to start talking about what those increases were going to be. Mr. Cooper stated they adopted the resolution that had a four-year plan of increased fees for utilities. Mr. Cooper stated it was not too early to start letting people know and get accustomed to what they were doing or tell the facts. Mr. Cooper stated it was interesting that after the vote when people went online to take a look at their pending bill, it was not functional and you could not go online to see what your July bill was until it showed up in the mail. Mr. Cooper stated to people who lived in conspiracy theories, that just meant there was just another way of keeping people from understanding what was happening and what they were doing. Mr. Cooper stated it was not too early to start letting people know and while the utility executive congratulated all of them on their bravery, it was not bravery when it came up out of cowardness and hiding it for five months, if not longer because they had the report from the consultant by at least December.

Mr. Hixenbaugh stated he appreciated Mr. Cooper's comments and he wished that they lived in world where the need to invest and reinvest in their municipally owned utilities did not require rates to be paid by all residents throughout the community in order to make sure the services that people expected were reliable and were available when they and their family needed them. Mr. Hixenbaugh stated, but again, they did not live in that world where there was not the ability to be able to fund those utilities and other services that they provided to the community without there being rates that were paid to fund them. Mr. Hixenbaugh stated while he appreciated the comments, as the old saying went, they were all entitled to their opinion, not to their own version of the facts. Mr. Hixenbaugh stated he wanted to clarify that there was not a 25% increase in any given year over the course of the five-year plan and the rate increase actually was approximately 5.9%. Mr. Hixenbaugh stated he wished it was a 0% increase, but it was not anywhere near 25%, so to portray it as being a one-year increase of 25% over the course of a five-year plan was not accurate. Mr. Hixenbaugh stated with regard to the informational component of Mr. Cooper's, remarks, he believed it always behooved them to make sure that they had the maximum amount of notice that could go out to their residents and their ratepayers anytime that they were

considering rate increases. Mr. Hixenbaugh stated the record as documented by the Clerk's Office reflected the fact that publication took place as was required. Mr. Hixenbaugh stated there were first and second readings on the proposed ordinance as was required under the statute and they even as a Council in between the first and second reading held an additional informational meeting that was publicized to the community and they had members of the public attend to provide enhanced notice with regard to what was being proposed, so he wished that everybody had received direct notice and that was difficult for any governmental entity to be able to pull off, but the records would reflect the fact that the Council went beyond the requirements of Indiana law with regard to the notice that they provided to the community. Mr. Hixenbaugh stated last but not least, an important part of what they discussed that evening, and it was a companion piece to the rate increase, was the approval of their rate assistance program for those members of the public who Mr. Cooper accurately identified requiring some additional assistance. Mr. Hixenbaugh stated that program provided an opportunity for people to enjoy as much as a 5% discount on their utility bill and that was not just unique to the water rate increases, that was across the board. Mr. Hixenbaugh stated once again that he wished that they did not have to ever raise rates, and he did not think from his perspective that would be the responsible thing to do because he wanted to always vote in favor of reliable services that people could count on for themselves and their families. Mr. Hixenbaugh stated he appreciated the comments, but he thought that all the facts were important when they discussed these types of issues, including those facts that he highlighted.

Mr. Mammolenti stated he wanted to echo Mr. Hixenbaugh's comments and also share the fact that he did host a Twin Branch Neighborhood Watch meeting where their guest speaker Matt Lentsch came and presented the proposed rates increases to the public as well with all of the public being welcome and the meeting was very well attended. Mr. Hixenbaugh thanked Mr. Mammolenti.

Mr. Carroll stated to add onto Mr. Mammolenti's comments, they had three different months' worth of District 2 meetings at Blair Hills where they had speakers including the Director of Mishawaka Utilities speaking on the rate increases for utilities and then additionally when they did water and sewer, they had folks come and speak on that as well. Mr. Carroll stated that was all advertised online and were open to the public as they always were. Mr. Hixenbaugh thanked Mr. Carroll.

ADJOURNMENT 6:34PM

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.

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



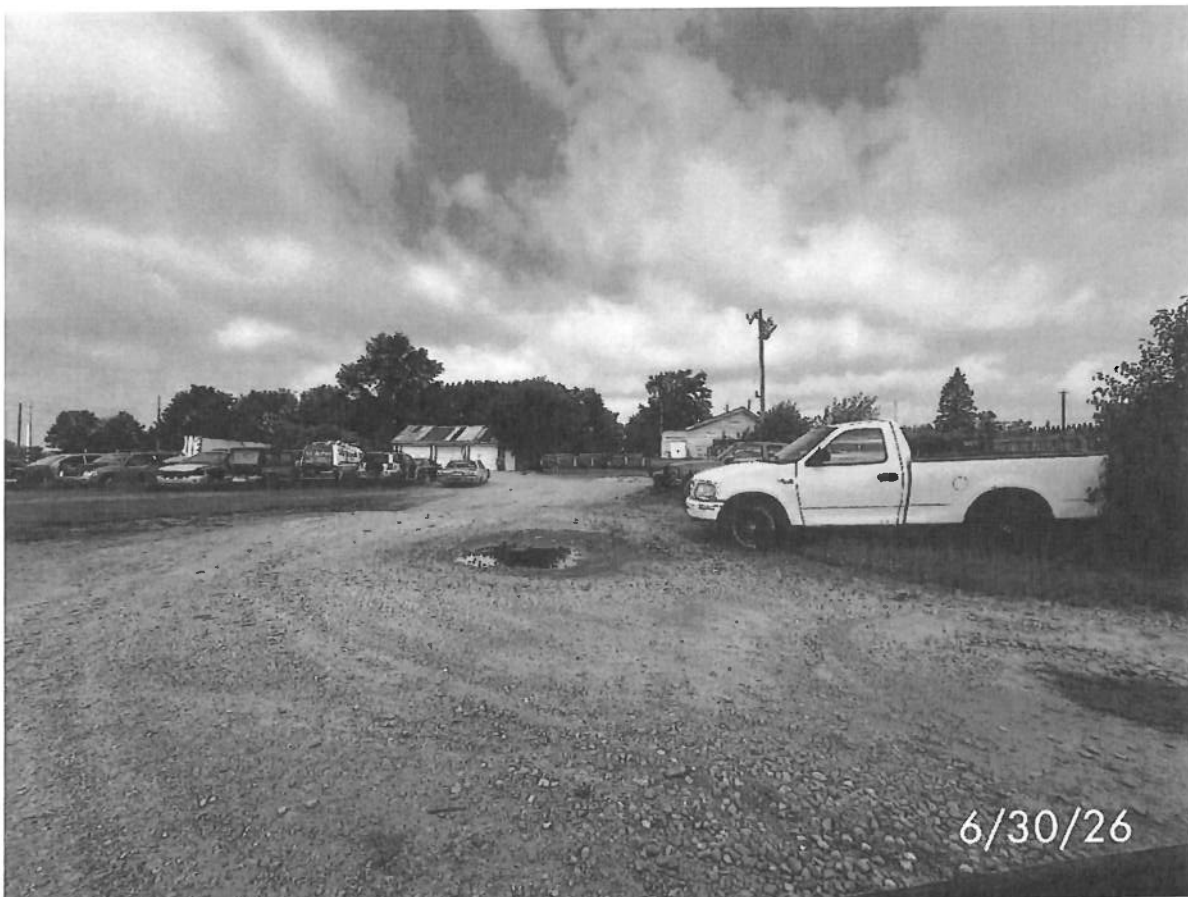
P1. Looking southerly toward the property from the northeast corner.



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

June 24, 2026

JUN 24 2026

Planning and
Community Development

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.

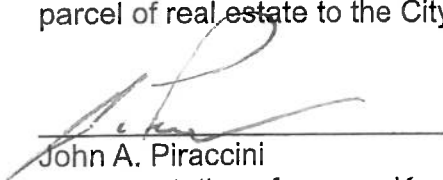
Petitioners desire to designate a zoning classification of I-1 Light Industrial for the approximate south 310' X 300' tract, designated as South part in exhibit A.

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)

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

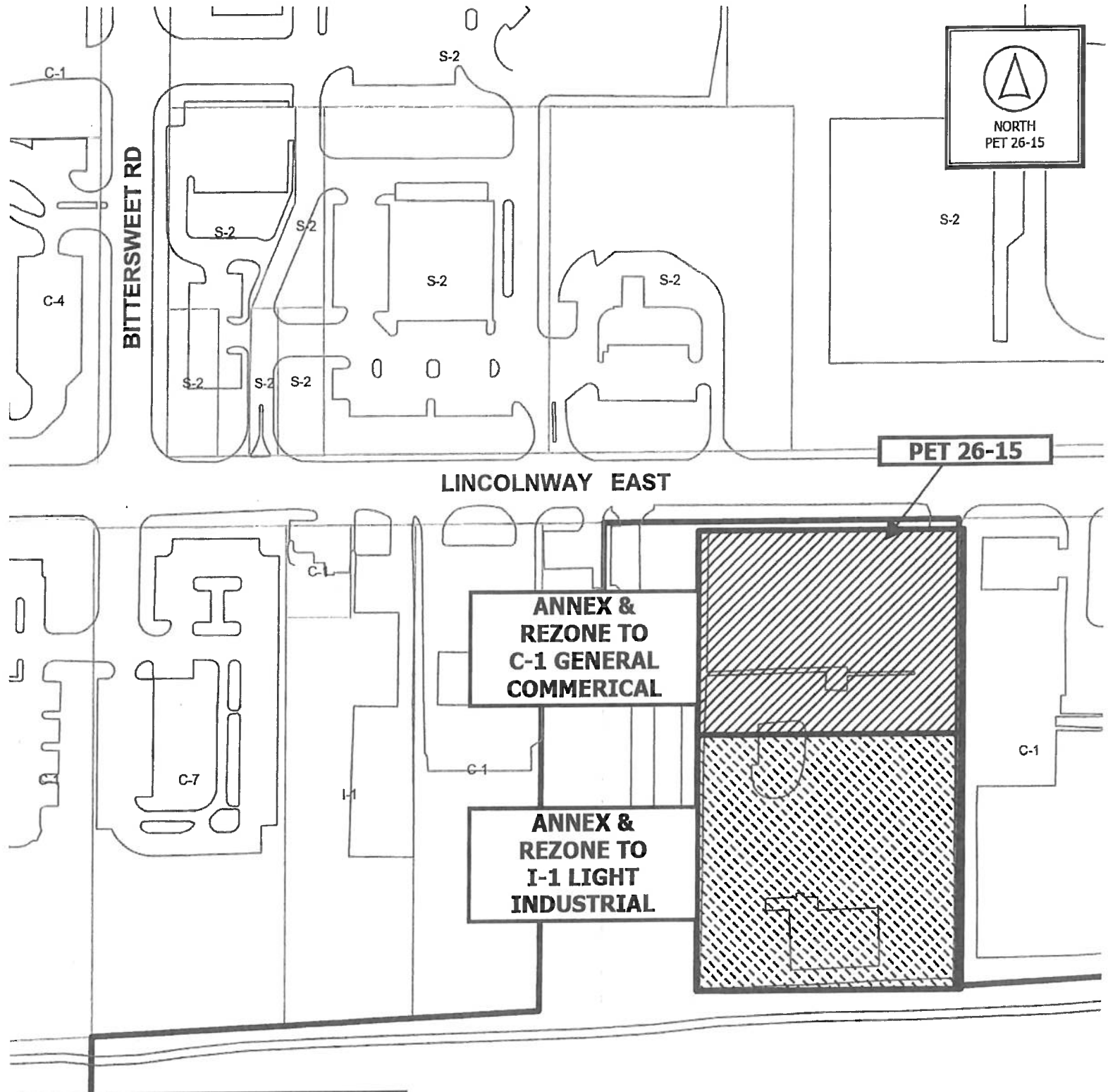
Rezoning to I-1 (South Portion)

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:

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.



ABONMARCHE 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

Capital Outlays

2209-50-445-17

Park Improvements

\$500,000.00

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
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