AGENDA

Tuesday, September 5, 2017

Meetings of Standing Committees
Council Conference Room
6:45 P.M.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
7:00 P.M.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of the Minutes of the Previous Regular Meeting**

   August 21, 2017

5. **Petitions, Communications, Remonstrance and Memorials**

   Appeal No. 2017-39 Use & Developmental Variances Multi-Tenant Building with Restaurant Drive-Thru - 5327 Grape Rd & W Douglas Rd

   Petition No. 2017-23 Rezone from C-1 Commercial to C-9 Automobile Sales - 611 W McKinley

   Petition No. 2017-24 Annex and Rezone to R-3 Multi-Family District - 16839 Douglas Rd

   Approval of the Justice Assistance Grant (JAG) for 2017

6. **Report of Special Committee**
7. **Ordinances on First Reading**

   P.O. NO. 2017-32 Amend Salary Ordinance for 2017 MVH Dept. (Petitioner Requesting Second Reading)

   P.O. NO. 2017-33 Elected Officials Salary Ordinance for 2018

   P.O. NO. 2017-34 City Employees Salary Ordinances for 2018

8. **Resolutions**

   R2017-22 Fiscal Plan for Annexation 914 & 916 E McKinley

9. **Ordinances on Second Reading**

   P.O. NO. 2017-29 Annex and Zone - 914 & 916 E. McKinley Ave to I-1 Light Industrial **VOTE ONLY** (Assigned to Land Use Planning Committee)

   P.O. NO. 2017-30 Vacation of Public Right of Way - A Portion of Borley Ave. S of Donaldson St. (Assigned to Land Use Planning Committee)

   P.O. NO. 2017-31 Economic Development Revenue Bonds for Hellenic Senior Living of Mishawaka - 1128 W DragoonTrail $19,000,000.00

10. Privilege of the Floor – Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment

At this time I know of no other business to come before the Council.
Deborah S. Block, IAMC, 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 Geoffrey Spiess, ADA Coordinator, at (574) 258-1615.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL

August 21, 2017

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday August 21, 2017, at 7:00 p.m. The meeting was called to order by President Ross Deal all were asked to stand for the Pledge of Allegiance.

Roll Call.

Present: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Canarecci, Mr. Deal.

Others present; Council Attorney Mike Trippel, Chief Deputy Mary Ellen Hazen, Raven Boston Deputy.

Clerk Block was absent; meeting was led by Chief Deputy Clerk Hazen.

The minutes from the August 07, 2017 meeting was approved as received from the City Clerk's Office.

Chief Deputy Clerk Hazen read a letter from the Board of Zoning Appeals and the City Plan Commission regarding recommendations from their August 08, 2017 meeting.

A Public Hearing on **Vacation 2017-02** as required by State Statute on behalf of the City of Mishawaka, commonly known as a portion of Borley Avenue South of Donaldson St.

Ken Prince, City Planner represented the Redevelopment Commission, said this was the continued evaluation of the leftovers from the construction of the Main Street Underpass project. He continued to say they looked at the situation and felt the property as it existed was best for the neighborhood and the city. Mr. Prince said they would like to keep the north/south alley connection of Borley Avenue to Donaldson Street. He continued to say as a part of the Main Street Underpass project they committed to provide an extension of Borley Avenue that extended north to connect to Donaldson Street, the widening of the pavement was platted but never constructed. Mr. Prince went on to say since the city demolished the DLZ building they decided not to construct a right-of-way as it would leave insufficient area for anything to be built and it also meant the city would be responsible to maintain the piece of property. He said they also knew the issues of having a road adjacent to a road tended to be an area where people dumped trash. He informed letters were sent to neighbors over a month ago, they did not receive any negative comments regarding the proposal. Mr. Prince also mentioned there was verbal interest from the Logan Center to build a house.

Public Hearing closed at 7:08 P.M. for **VACATION NO. 2017-02**

Chief Deputy Clerk Hazen read the following Proposed Ordinances by title and were assigned to committee and set for public hearing at next meeting.

PROPOSES ORDINANCE NO. 2017-30

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

(Vacation of public right-of-way -portion of Borley Ave. S. of Donaldson St.)
(Assigned to the Land Use Planning Committee)

PROPOSES ORDINANCE NO. 2017-31

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, AUTHORIZING THE ISSUANCE OF ECONOMIC DEVELOPMENT REVENUE BONDS IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED NINETEEN MILLION AND 00/100 DOLLARS ($19,000,000.00) AND APPROVING AND AUTHORIZING OTHER ACTIONS IN RESPECT THERETO

(Economic Development Revenue Bonds for Hellenic Senior Living - $19,000,000)
(Assigned to the Budget and Finance Committee)

Chief Deputy Clerk Hazen read the following Resolution by title and opened the public hearing.

RESOLUTION NO. 2017-21

A RESOLUTION OD THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT:
514 East Marion Street, Mishawaka, Indiana

Dennis Murphy, Concept Creations Development 510 W. Jefferson Mishawaka represented SER Real Estate and INSERVE. He said the company was caught in a situation with IDEM; they wanted to label INSERVE as a transfer facility, which meant they separated garbage. Mr. Murphy explained they had some similar operations of a Transfer and Processing Facility but did not conduct that exact type of business. He went on to say INSERVE worked with hydro excavation which was a non-mechanical, non-destructive process that uses pressurized water and industrial strength vacuum to simultaneously excavate and evacuate soil; the hydro excavation safely breaks up soil, the soil and water slurry is conveyed by vacuum to a debris tank. Mr. Murphy explained it was a temporary place for non-hazardous material to be held while prepared for reuse in other industries such as reclaimed water, soils to be utilized in Alternate Solid Fuel Programs. He said there was a tank farm on the site they utilized; there was tank out doors that held 250,000 gallons and there was also a tank indoors. Mr. Murphy stated once they received the special use through Mishawaka, they would then finalize things with IDEM to continue planning for expansion. He said with the expansion of the facility it would allow all equipment, storage, and trucks to go in doors. Mr. Murphy also mentioned the expansion would allow them to create additional jobs.

Members of the council stated they had the opportunity to visit the INSERVE facility to get a better understanding of the business they were conducting.

Mrs. Voelker asked would the existing tanks outdoors go indoors. Mr. Murphy replied no, the tanks would remain outdoors as they've been since 1947.

Mr. Mammolenti referred to the BZA recommendation letter of conditions, which stated there should be no outside storage or testing. He said on his tour of the facility he saw they were testing on the hydro excavation, he asked did it not follow under BZA conditions. Mr. Murphy said testing would go indoors as required.

Mr. Mammolenti also questioned the revenue streams within the business, he asked was INSERVE planning to have the Hydro excavation match or exceed other revenue streams, and would it be more of the focus verses the reclaimed stream. Mr. Murphy said it was becoming a demanding and growing portion of the business. He continued to say the company was very diverse. Thomas Lavesa added the hydro excavation part of the business for the past 18 months was growing exponentially. He said IDEM stepped in telling them what they could dispose. Mr. Lavesa explained as the hydro excavation grows they were seeing a need to do the sampling and analyzing. Mr. Lavesa went on to say they were trying to get ahead and get everything indoors. He explained it was 15-20% of their business and was continuing to grow.

Mr. Compton expressed his appreciation for reaching out to the council and for the tour and discussion of the facility. He said this adds safety to the factor and disposing in the proper way needed to be done. Mr. Compton understood it was not a chemical hazard which was why they were giving INSERVE the variance. He also mentioned the jobs they were offering were good supporting jobs with wages and benefits.

Question was called for at 7:22 P.M. for **RESOLUTION NO. 2017-21** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9). Yes: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mr. Emmons, Mr. Bellovich, Mr. Canarecci, Mr. Deal.**

Chief Deputy Clerk Hazen read the following proposed ordinances by title and were opened for public hearing.

<u>PROPOSES ORDINANCE NO. 2017-29</u>

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

(Annex and zone 914 & 926 E. McKinley Ave. to I-L Light Industrial)

(Assigned to Land Use Planning Committee)

Vote Only

Petitioner Requested Postponement

Chief Deputy Clerk Hazen read a letter from the petitioner requesting postponement until the September 05, 2017 meeting.

Mr. Compton made a motion to postpone **PROPOSED ORDINANCE NO. 2017-29** until the September 05, 2017 meeting with a second by Mr. Banicki motion carried

PRIVILEGE OF THE FLOOR

James Wright, Bugle Lane commented on the boat launch and parking area at Merrifield Park being too small. He also stated there needed to be signs that specifically say do not feed the geese with an ordinance number.

NEW BUSINESS

Mr. Banicki made a motion to change the regular meeting of September 4th to Tuesday the 5th due to Labor Day. Seconded Mr. Mammolenti, motion carried.

ADJOURNMENT 7:27 P.M.

Mary Ellen Hazen_________________/s/	Ross Deal_____________________s/
Mary Ellen Hazen, Chief Deputy Clerk	Ross Deal, President

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 28 2017

CITY CLERK
MISHAWAKA, IN

Date: August 23, 2017

AP 17-39

Mishawaka Board
of Zoning Appeals

RE: Land Use and Variance Requests

RECEIVED
AUG 23 2017
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Petition Address: 5327 Grape Road,
Mishawaka, Indiana 46545

The undersigned appellants respectfully show the Board:

1). That they are the owners of the below-described real estate located in the City of Mishawaka, Indiana, to-wit:

A part of the Northwest Quarter of Section No. 33, Township No. 38 North, Range No. 3 East, bounded by a line running as follows, viz: Beginning at the Northeast corner of said quarter section; running thence West a distance of 243 feet; thence South 264 feet; thence East 243 feet to the North and South centerline of said Section No.33; thence North on said North and South centerline, 264 feet to the place of beginning.

ALSO commonly known as 5327 Grape Road, Mishawaka, Indiana 46545

2). The above described real estate presently has a Zoning classification of "C-1" COMMERCIAL DISTRICT" under the Zoning Ordinance of the City of Mishawaka.

3). The Appellants have been the owners of the property as shown in the records of the County Auditor's Office. The property is presently vacant and previously consisted of an eye care center. The Appellants desire to develop a multi-tenant building on the site which would contain a small restaurant with drive-thru, and three small retail tenants. Access to the site would be from a relocated curb cut off Douglas Road and from an existing drive access off of Grape Road.

Based on discussions with the City's Planning staff and review of the City's Zoning Ordinance, a multi-tenant building which includes more than two tenants requires a "C-2" Commercial District classification. The "C-2" zoning also carries with it extensive setback requirements for buildings, parking & pavement, a minimum acreage limit and limitation on building coverage. The proposed restaurant with a drive-thru requires a "C-7" Commercial District classification. Based on the existing zoning ordinance, this proposed development would require a property with a split zoning and a request for approval of several developmental variances from the zoning standards. The preference from discussions with the Planning Commission staff was to request a "Land Use" Variance for the proposed number of tenants in a single building and to allow for the restaurant with a drive-thru facility. The proposed development would also require only a few variances from the developmental standards to allow for a reduction in the total number of parking spaces required, and a 0-ft pavement and landscape reduction along Douglas Road and along the south property line.

By going through the request for a "Land-Use" variance, this would leave the property as "C-1" Commercial which fits with the surrounding area and would allow the placement of any necessary restrictions on the proposed commercial use. As mentioned above, the request for the "Land Use" variance also requires approval of a few Variances to allow the property to be developed within the "C-1" Commercial District. The Variances relate to developmental standards required for "C-1" Commercial uses. The Variances are in regards to the location of pavement for parking of vehicles, and the number of parking spaces being provided for the proposed uses.

4). After discussions with the Mishawaka Planning Staff and as stated above, it was determined that in order to allow for the proposed commercial development, the best procedure would be to request approval of Land Use Variance in an "C-1" Commercial District for a four (4) Unit multi-tenant building with a restaurant containing a drive-thru facility. This process would help to maintain the existing Commercial character of the area and not introduce a more intense Zoning classification into the established commercial use area. This would help maintain the existing character of the area.

5). The Appellants are also requesting a few Variances from Developmental standards for the "C-1" Commercial District classification for the operation of the multi-tenant building with a restaurant containing a drive-thru facility.

The first Variance request is to allow a reduction in the total number of parking spaces. In accordance with the City of Mishawaka Zoning Ordinance, (4) parking spaces are required per 1,000 sf of gross floor area for the retail uses and (15) spaces per 1,000 sf of gross floor area for the drive-thru restaurant use. A total of (32) spaces would be required for the proposed 8,000 sf of retail use, and a total of (30) parking spaces would be required for the proposed 2,000 sf drive-thru use. The Appellants are requested a Variance to a reduction in the total amount of required parking spaces from (62) spaces to (55) parking spaces.

The second Variance request is to allow a 0-ft pavement setback and no required landscaping along Douglas Road and along the south property line. The City of Mishawaka Zoning Ordinance requires a 10-ft pavement setback along Douglas Road and a 5-ft pavement setback along the south property line. The Landscape Ordinance requires a hedge row and tree planting along Douglas Road and tree plantings along the south property line. The City of Mishawaka has plans to create an additional right turn lane onto Grape Road off of Douglas Road. In order to provide for the improvements, additional right-of-way would need to be obtained from this property. After discussions with the Mishawaka Planning Staff, it was determined that the best approach to allow for the right-of-way expansion and allow for the required landscaping would be to seek the aforementioned variances. The City had approached the property owner to the south (Habitat) in considering dedicating a 10-ft landscape easement to the City on the northern edge of their parking area adjacent to the proposed development. The intent of the landscape easement would be to allow the entire proposed development be shifted, as currently envisioned, 5-ft to the south. This would create a 0-ft pavement setback along the south property line. The required landscaping would then be planted in the City landscape easement. By moving the proposed improvements to the south, this would increase the amount of green space along Douglas Road between the proposed parking of the development and the curb along Douglas Road from approximately 13-ft to 18-ft. The 13-ft of green space would be within the proposed dedicated right-of-way needed for the proposed turn-lane. The additional 5-ft of open space would allow for required landscape plantings along Douglas Road. The City landscape easement will be considered and voted on by the Habitat Board prior to the BZA meeting date. To keep the proposed project moving forward, the City recommended that the Appellant request the 0-ft pavement setback and landscape variances along the south property line and Douglas Road. The proposed variance require will be amend at the time of the BZA meeting to reflect the Habitat Board's decision on the landscape easement.

6). The Appellants would state that if the proposed Land Use Variance and Developmental standard Variances were approved, it would not adversely affect the adjacent properties or the surrounding neighborhood. The Appellants would hope that the Board Members would agree, that the allowing the proposed multi-tenant building with a restaurant containing a drive-thru facility, meets the intent of the requested Land Use Variance and Developmental standards within the "C-1" Commercial District.

For the above stated reasons, the Appellants would contend that approval of the Land Use Variance and Developmental standards Variances would not be injurious to the public health, safety, morals and general welfare of the Community. The use and value of the area adjacent to the property included in the above requests will not be affected in a substantially adverse manner. The need for the above requested Land Use Variance and Developmental standard Variances arises from a condition peculiar to the Appellant's property and that the strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the Appellant's property. The Appellants and contingent purchasers would also state that approval of the requested Land Use Variance and Developmental standard Variances would not interfere substantially with the Comprehensive Plan for this entire area.

The Appellants and contingent purchasers therefore prays and respectfully requests a hearing on this appeal and that after such hearing the Board recommends approval of the Land Use Variance and approves the requested Developmental standard Variances.

For: CBI Building, LLC
120 West Lexington Avenue
Elkhart, Indiana 46516

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section No. 33, Township No. 38 North, Range No. 3 East, bounded by a line running as follows, viz: Beginning at the Northeast corner of said quarter section; running thence West a distance of 243 feet; thence South 264 feet; thence East 243 feet to the North and South centerline of said Section No.33; thence North on said North and South centerline, 264 feet to the place of beginning.

AP 17-39

RECEIVED
AUG 23 2017
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Mishawaka Board of Zoning Appeals
Mishawaka Common Council
600 East Third Street
Mishawaka, Indiana 46544

August 23, 2017

RE: Land Use & Variance Requests for
5327 Grape Road
Mishawaka, Indiana 46545

Dear Board Members and Council Members,

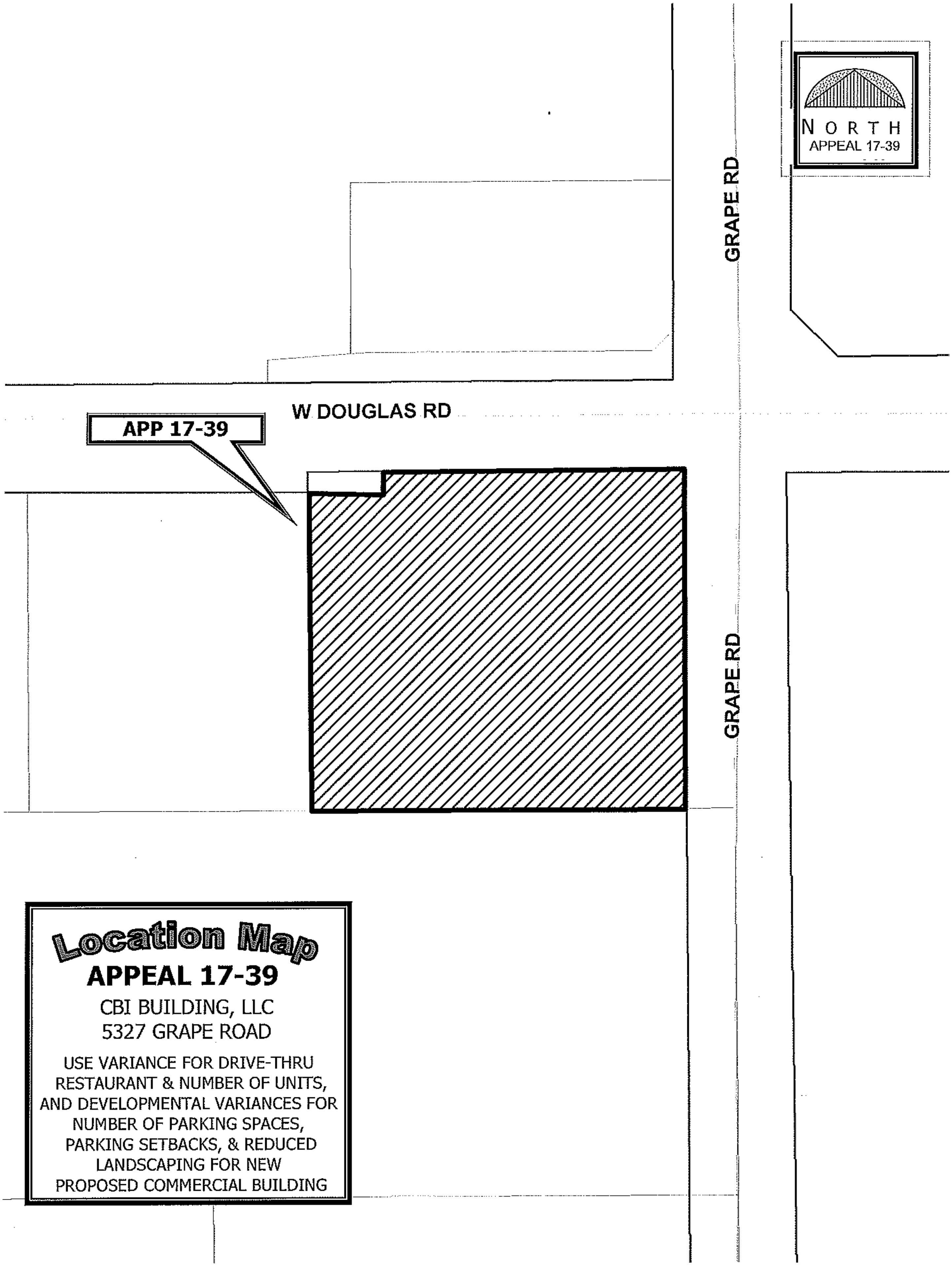
This letter is to inform the Board Members that we have granted authority to Danch, Harner & Associates to represent us at the Mishawaka Board of Zoning Appeals and Common Council meeting at which our Land Use Variance and Developmental Standard Variance Requests will be heard.

If you have any questions concerning this matter, please feel free to contact me.

Sincerely,

For CBI Building, LLC
120 West Lexington Avenue
Elkhart, Indiana 46516

File No. 170205


NORTH
APPEAL 17-39
GRAPE RD
W DOUGLAS RD
APP 17-39
GRAPE RD
Location Map
APPEAL 17-39
CBI BUILDING, LLC
5327 GRAPE ROAD
USE VARIANCE FOR DRIVE-THRU RESTAURANT & NUMBER OF UNITS, AND DEVELOPMENTAL VARIANCES FOR NUMBER OF PARKING SPACES, PARKING SETBACKS, & REDUCED LANDSCAPING FOR NEW PROPOSED COMMERCIAL BUILDING

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 28 2017

CITY CLERK
MISHAWAKA, IN

PET 17-23

RECEIVED
AUG 29 2017
BUILDING & PLANNING
COMMUNITY DEVELOPMENT

Date: August 20, 2017

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

RE: Tony Rucano & Joseph Simeri Petition for Rezoning:

The undersigned, Tony Rucano and Tony Rucano for Joseph Simeri, respectfully show that they are the owners of the following described real estate located in the City of Mishawaka, St. Joseph County, Indiana:

That part of the Northwest Quarter of Section 9, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana which is described as: Lots # 21 and # 22 of the Plat of "Liberty Park First Addition to the City of Mishawaka" as recorded in the records of the St. Joseph County, Indiana Recorders Office.
Containing 0.22 acres more or less.
Subject to all legal highways, Easements and restrictions of record.
Also, commonly known as 611 West McKinley Highway, Mishawaka, Indiana 46545.

The above described parcel is presently zoned: C-1
Commercial District.
Petitioners desire said real estate to be rezoned to C-9 Commercial District. The purpose for the rezoning is to allow for the operation of automotive sales lot.

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

Tony Rucano

Tony Rucano – Property Owner

Contact person:
Michael Danch
Danch, Harner & Associates, Inc.
1643 Commerce Drive
South Bend, Indiana 46628
(574) 234-4003,
mdanch@danchharner.com

LEGAL DESCRIPTION:

That part of the Northwest Quarter of section 9, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana which is described as: Lots # 21 and # 22 of the Plat of "Liberty Park First Addition to the City of Mishawaka" as recorded in the records of the St. Joseph County, Indiana Recorders Office. Containing 0.22 acres more or less.
Subject to all legal highways, Easements and restrictions of record.
Also, commonly known as 611 West McKinley Highway, Mishawaka, Indiana 46545.

DHA Danch, Harner & Associates, Inc.

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

Land Surveyors ▪ Professional Engineers
Landscape Architects ▪ Land Planners

Members of the Mishawaka Plan Commission
City of Mishawaka, Indiana
600 East 3rd Street
Mishawaka, Indiana 46544

August 20, 2017

RE: Tony Rucano & Joseph Simeri Petition for Rezoning:

Dear Commission Members;

Please accept this letter as written confirmation that we have granted Danch, Harner & Associates, Inc. to represent us at all required Plan Commission meetings for our rezoning request for property at 611 W. Mc Kinley Highway, Mishawaka, Indiana.

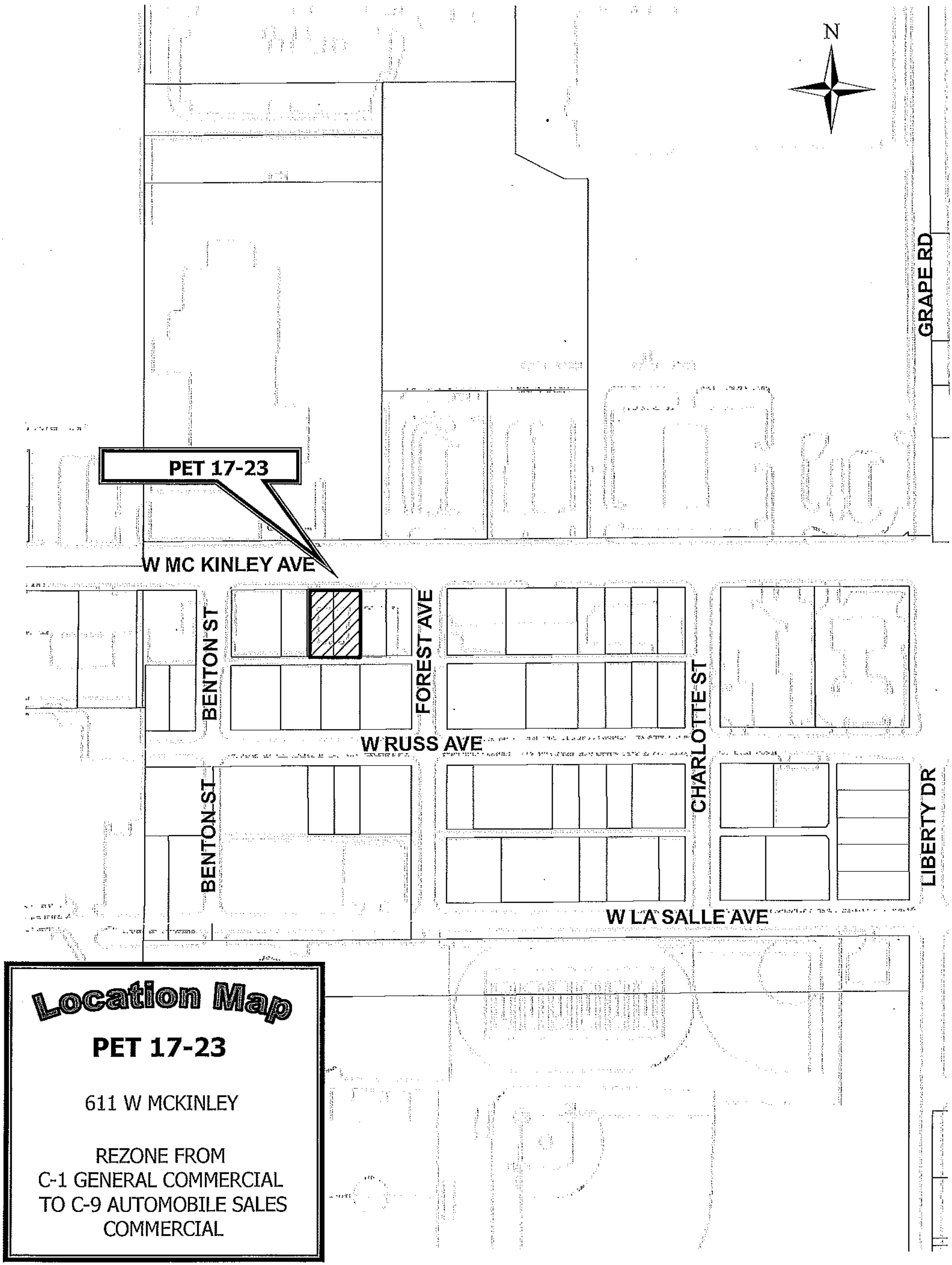
If you have any questions concerning this matter please feel free to give me a call at 276-1366.

Sincerely,

Tony Rucano

1643 Commerce Drive ▪ South Bend, IN 46628
Office: (574) 234-4003 / (800) 594-4003 ▪ Fax: (574) 234-4119

208 West Mars ▪ Berrien Springs, MI 49103
Office: (269) 471-3010 ▪ Fax: (269) 471-7237


N
GRAPE RD
PET 17-23
W MC KINLEY AVE
BENTON ST
FOREST AVE
CHARLOTTE ST
W RUSS AVE
BENTON ST
LIBERTY DR
W LA SALLE AVE
Location Map
PET 17-23
611 W MCKINLEY
REZONE FROM
C-1 GENERAL COMMERCIAL
TO C-9 AUTOMOBILE SALES
COMMERCIAL

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 28 2017

CITY CLERK
MISHAWAKA, IN

PC 17-24

RECEIVED
AUG 24 2017
BUILDING COMMUNITY DEVELOPMENT

August 9, 2017

TO THE:

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

RE: Petition for Annexation and Zoning Classification

The undersigned Young's Landscape Nursery Corp. respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to wit:

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 16839 Douglas Road, Mishawaka, Indiana 46545 and that Petitioners desire the same to be annexed to the City of Mishawaka, Indian with a R-3 Multi-family Zoning District.

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

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

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with a R-3 Multi-family zoning classification.

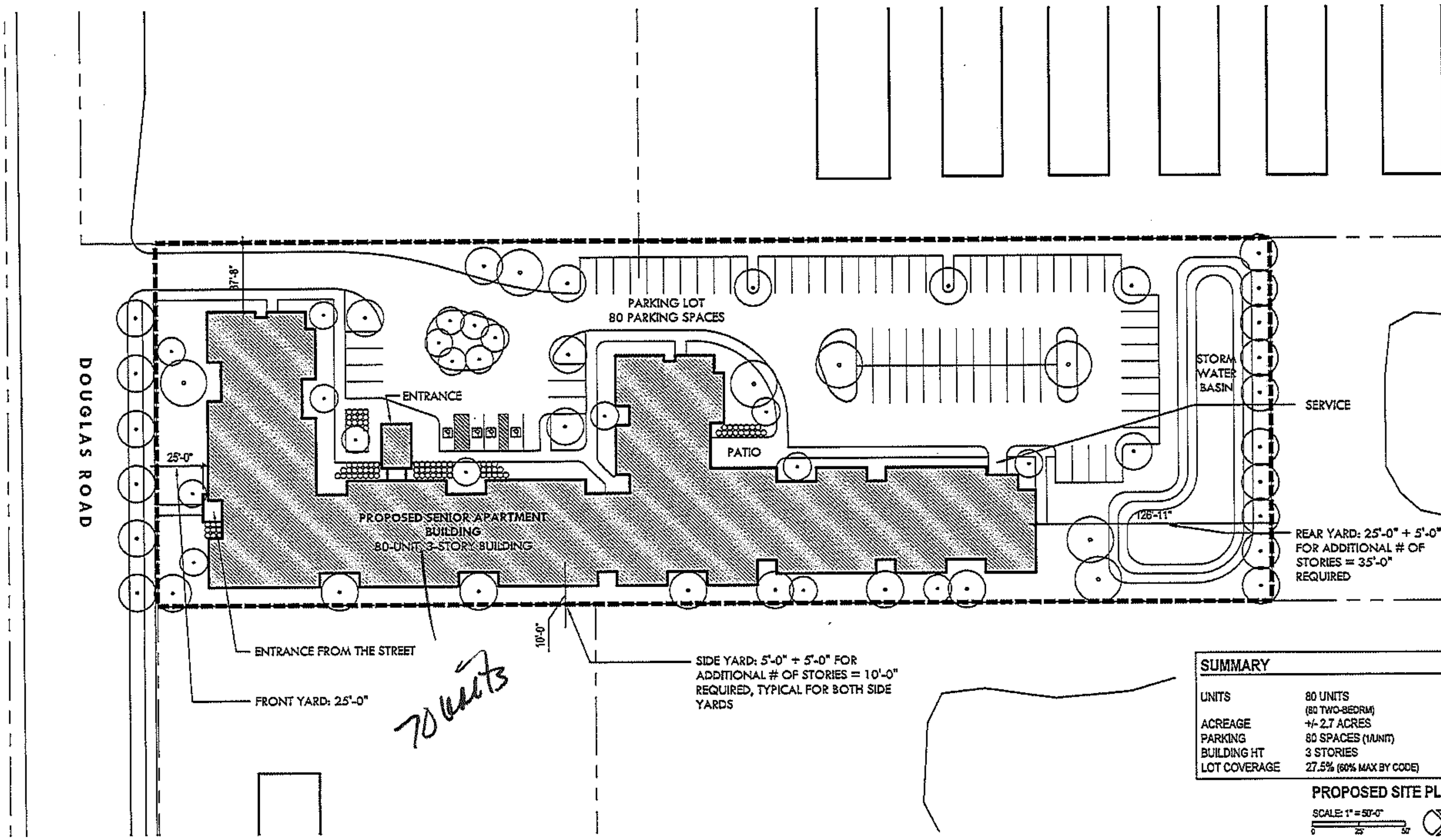
Edward G Bognar
Property Owner Signature

Phyllis J. Bognar

EDWARD G. BOGNAR
Print Property Owner Name

Phyllis J. BOGNAR

Contact Person:
Mary Hada, The NRP Group LLC
5309 Transportation Boulevard, Cleveland, Ohio 44125
216-475-8900
Fax: 216-475-9300
Email: mhada@nrpgroup.com



70 units

Lot B

SUMMARY

UNITS	80 UNITS (80 TWO-BEDRM)
ACREAGE	+/- 2.7 ACRES
PARKING	80 SPACES (1/UNIT)
BUILDING HT	3 STORIES
LOT COVERAGE	27.5% (60% MAX BY CODE)

PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

August 3, 2017 rdlp #17184 COPYRIGHT © 2017

RDL ARCHITECTS
RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
T: 216-752-4300 F: 216-752-4301
www.rdlarchitects.com

MISHAWAKA SENIOR
MISHAWAKA, INDIANA

the NRP group LLC
The NRP Group
5309 Transportation Blvd.
Cleveland, Ohio 44125
Telephone: 216.475.8900
Fax: 216.475.8300

PARCEL NO. 5
PROJECT NO. –
CODE NO. –
ROAD NO. Douglas
COUNTY: St. Joseph
SECTION: 28
TOWNSHIP: 38N
RANGE: 3E

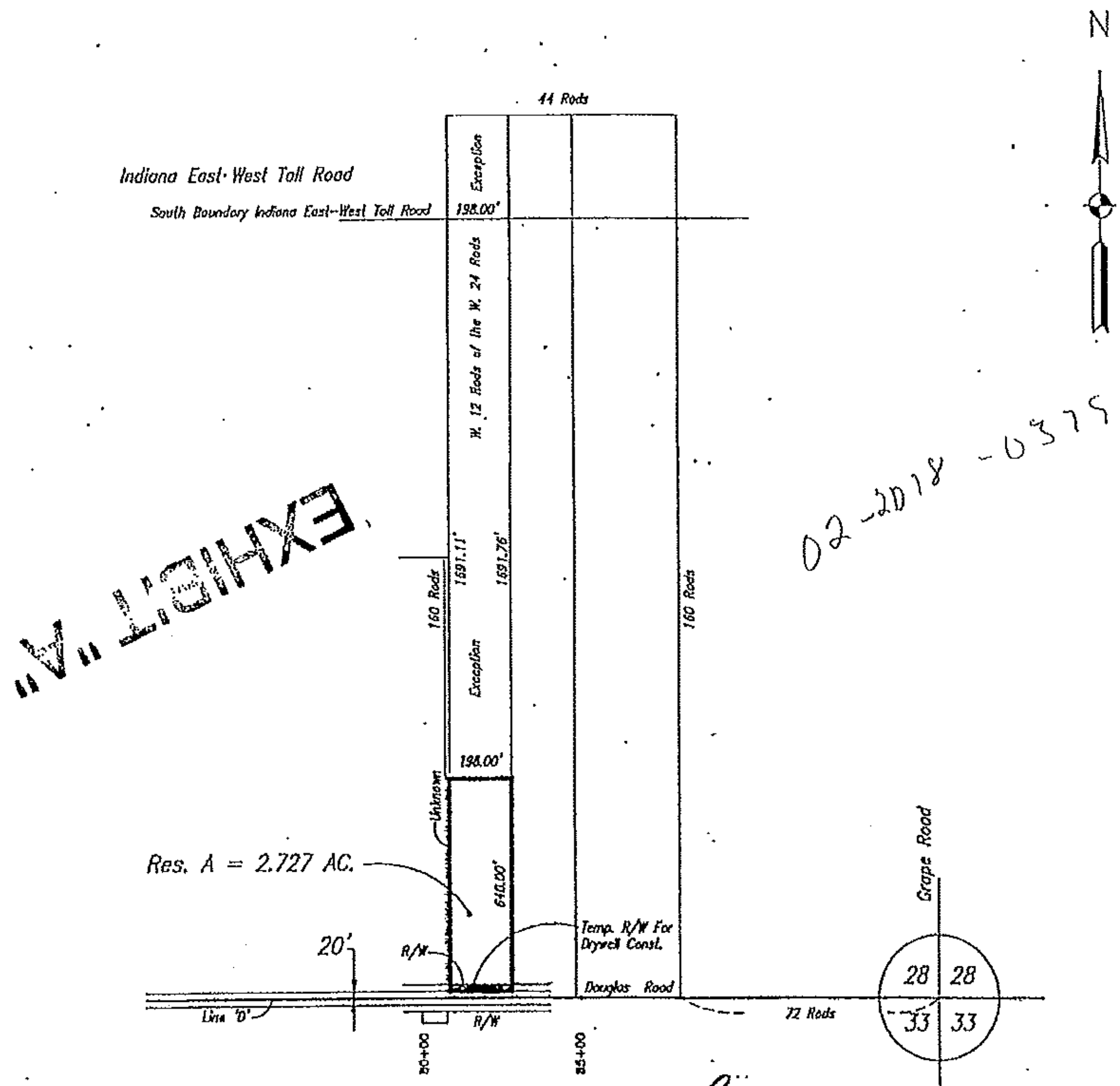
OWNER: Young's Landscape Nursery Corporation

DOCUMENT NO.: 78000165 DATED: 01-04-78

SHEET 1 OF 3
DRAWN BY: P. FOSTER
DATE: 03-12-98
CHECKED BY: J. LIETZAN
DATE: 01-17-00
SCALE: 1"=500'

HATCHED AREA IS THE APPROXIMATE TAKING

This Plat Was Prepared From Information Obtained From The Recorder's Office And Other Sources Which Were Not Necessarily Checked By A Field Survey.



TOTAL AREA= 2.909 AC.
R/W EXISTING= 0.091 AC.

NET TOTAL AREA= 2.818 AC.

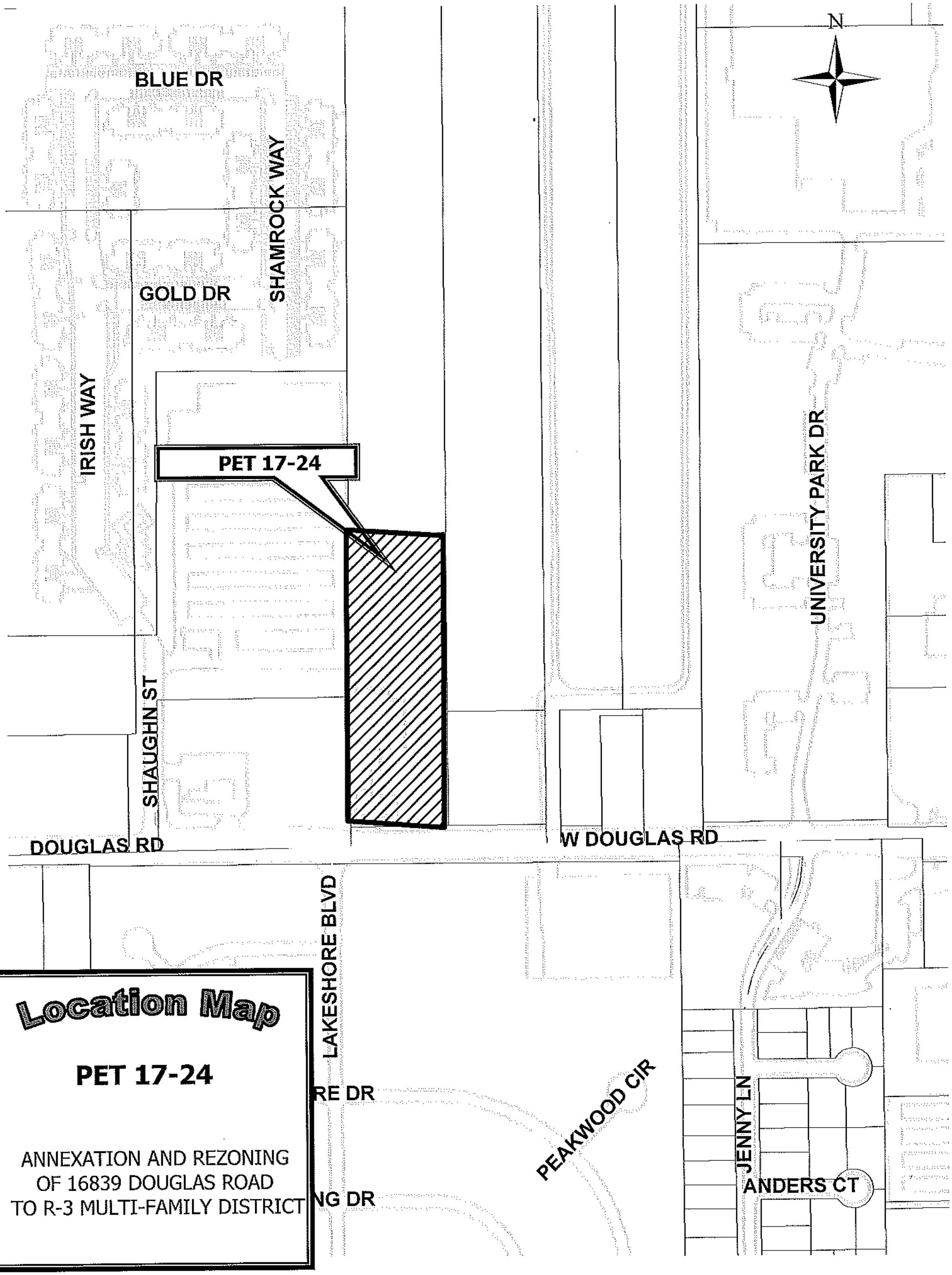
James Michael Lietzan

DATE: 1-17-00

JAMES MICHAEL LIETZAN
REGISTERED
No.
S0475
STATE OF
INDIANA
LAND SURVEYOR

LAND PLAT
BY
COLE ASSOCIATES INC.

2211 E. Jefferson Blvd. South Bend, Ind.


N
BLUE DR
SHAMROCK WAY
GOLD DR
IRISH WAY
PET 17-24
UNIVERSITY PARK DR
SHAUGHN ST
DOUGLAS RD
W DOUGLAS RD
LAKESHORE BLVD
RE DR
NG DR
PEAKWOOD CIR
JENNY LN
ANDERS CT
Location Map
PET 17-24
ANNEXATION AND REZONING
OF 16839 DOUGLAS ROAD
TO R-3 MULTI-FAMILY DISTRICT

6-20-16

CITY OF MISHAWAKA

200 N. Church St.
Mishawaka, IN 46544

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

September 5, 2017

Mayor David Wood
Honorable Council Members
Rebecca Miller, Controller
Budget/Finance Committee

Re: US Department of Justice, Justice Assistance Grant (JAG) 2017 Application 2017-H3014-IN-DJ
Non-matching Grant

Dear Mayor Wood and Honorable Council Members:

The Mishawaka Police Department was designated a 2017 Department of Justice Grant, Justice Assistance Grant (hereby referred to as JAG) award of $11,397 for police equipment. As part of the grant requirements, an administrative review/advisory process was required prior to the awarding of this grant.

We are required to advise the Governing Body of the City of Mishawaka along with the Mayor of this application process. The JAG is a non-matching grant. We are planning on using the funds to purchase equipment. We have determined the best uses of these funds are: SWAT headsets, digital cameras, radars, Motorola APX6000 Radio.

If you have any questions, please feel free to contact me. Thank you for your time and consideration.

Respectfully,

Ken Witkowski

Kenneth L. Witkowski
Chief of Police

KLW:dcw

EMERGENCY 911
FRONT DESK .... (574) 258-1678
DETECTIVE BUREAU .... (574) 258-1684
RECORDS .... (574) 258-1681
CHIEF .... (574) 258-1683
UNIFORM CHIEF .... (574) 258-1688
TRAFFIC DIVISION .... (574) 259-2966
FAX .... (574) 258-1690

1st Reading 9-5-17
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2017 – **32**

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE 5542 FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT THE SWORN FIRE AND POLICE, MISHAWAKA PARK DEPARTMENT, ELECTED OFFICIALS AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2017.

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

Section 1. Ordinance number 5542 passed by the Common Council of the City of Mishawaka, Indiana, on the 19th of September, 2017 is hereby amended as follows:

Motor Vehicle Highway Department **Adding:**	Bi-Weekly Salary
OFFICE ADMINISTRATOR	1,266.92

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

this __________ day of ________________2017, at _________o'clock, p.m.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this ________ day of ______________, 2017,

at_____o'clock, p.m.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this __________ day of______________, 2017, at _____o'clock, p.m.

____
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller

Date: August 30, 2017

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: Salary Ordinance amendment

I am requesting approval of an amendment to the 2017 salary ordinance. The Street Department recently had a couple promotions of their office staff, and while we have the Office Administrator as a position in the salary ordinance, we do not have one under the Street Department.

The secretary was promoted to Office Manager, a $17.04 per pay period increase and the Office Manager was promoted to Office Administrator, an $18.91 per pay period increase.

I am also requesting suspension of Council rules so we may have first and second reading the same evening.

Thank you for your consideration and please contact me with any questions.

c: Tim Ryan, Street Commissioner
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller

Date: August 31, 2017

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: Elected and City salary ordinances except Park and Utilities

Attached are the salary ordinances required for first reading at Tuesday's meeting.

In the ordinances is a 1% raise for all employees along with $500. The $500 raise has not been given to part time employees such as part time attorneys and crossing guards.

There are two minor changes from last year. An Office Administrator position has been added for the MVH (Street) Department and a certification has been added in the Human Resources department that if the employee qualifies would be an additional $500 per year.

Please contact me with any questions.

RECEIVED
DEBORAH S. BLOCK, MMC
AUG 31 2017
CITY CLERK
MISHAWAKA, IN

c: David A. Wood, Mayor

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 31 2017

CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2017-33

ORDINANCE NO. -

AN ORDINANCE FIXING THE SALARIES
OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2018

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

Section 1. The biweekly salaries of the following elected officials of the City of Mishawaka, Indiana, for the fiscal year beginning January 1, 2018 shall be payable in 26 equal biweekly pay periods beginning January 12, 2018 in the following amounts:

	Biweekly salary
Mayor	$ 2,974.89
Clerk	2,095.29
Council member	392.68

Section 2. Any prior ordinances in conflict herewith are hereby repealed.

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

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

this ____ day of ____________, 2017, at _____ o'clock, __.m.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor this _______day of _________ 2017, at ____o'clock, ___.m.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____day of ___________, 2017, at ____ o'clock, __m.

____
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller

Date: August 31, 2017

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: Elected and City salary ordinances except Park and Utilities

Attached are the salary ordinances required for first reading at Tuesday's meeting.

In the ordinances is a 1% raise for all employees along with $500. The $500 raise has not been given to part time employees such as part time attorneys and crossing guards.

There are two minor changes from last year. An Office Administrator position has been added for the MVH (Street) Department and a certification has been added in the Human Resources department that if the employee qualifies would be an additional $500 per year.

Please contact me with any questions.

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 31 2017

CITY CLERK
MISHAWAKA, IN

c: David A. Wood, Mayor

1st Reading
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2017-34

ORDINANCE NO. _______

AN ORDINANCE FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT, MISHAWAKA PARK DEPARTMENT, ELECTED OFFICIALS AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2018.

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

Section 1. The biweekly salaries of all employees of the City of Mishawaka except the Mishawaka Park Department, Elected Officials and the Mishawaka Utilities for the year beginning January 1, 2018 and shall be payable in 26 bi-weekly pay periods commencing on January 12, 2018.

	BIWEEKLY SALARY
MAYOR'S ADMINISTRATIVE ASSISTANT	1,529.10
MAYOR'S SECRETARY	1,279.72
CONTROLLER	2,900.15
DEPUTY CONTROLLER	1,977.75
ACCOUNTANT	1,566.15
PAYROLL CLERK	1,424.52
BOOKKEEPER A	1,459.51
BOOKKEEPER B	1,262.33
BOOKKEEPER C	1,179.47
PURCHASING AGENT	1,475.09
CPA CERTIFICATION FT	192.31
CHIEF DEPUTY CLERK I	1,512.10
CHIEF DEPUTY CLERK II	1,465.50
HR DIRECTOR	2,118.55
ASST DIRECTOR	1,474.41
HR OFFICE MANAGER	1,279.72
HR CERTIFICATION	500.00
DIRECTOR OF IT	2,447.77
SYSTEM SPECIALIST IV SERVER ADMIN.	2,014.96
SYSTEM SPECIALIST IV NETWORK ENG.	1,684.39
SYSTEM SPECIALIST III WEB	1,706.30
SYSTEM SPECIALIST II DESKTOP ENG.	1,623.98
GIS COORDINATOR	1,927.86
CORPORATE COUNSEL/HR DIRECTOR	2,189.96
1st DEPUTY CITY ATTORNEY	2,294.84
2nd DEPUTY ASST CITY ATTORNEY	634.03
PART TIME SECRETARY	288.46
COUNCIL ATTORNEY	634.03

DIRECTOR OF ENGINEERING	2,900.15
ASSISTANT DIRECTOR	2,401.48
TRAFFIC MANAGER	1,978.23
PROJECT MANAGER	2,029.70
CONSTRUCTION COORDINATOR	1,775.30
TECHNICIAN	1,763.53
PROJECT COORDINATOR	1,464.70
LOCATOR/INSPECTOR	1,504.05
OFFICE MANAGER	1,279.72
PE BONUS FT	192.31
IDEM REVIEW BOARD BONUS	153.85
DIRECTOR OF CODE ENFORCEMENT	2,183.10
OFFICE MANAGER	1,279.72
CODE ENF OFFICER A	1,770.66
CODE ENF OFFICER B	1,480.51
BUILDING COMMISSIONER	2,234.50
ASSISTANT BUILDING COMMISSIONER	2,103.73
OFFICE ADMINISTRATOR	1,298.82
OFFICE MANAGER	1,279.72
INSPECTOR A	2,139.43
INSPECTOR B	1,939.91
FIRE CHIEF	2,703.40
ASSISTANT CHIEF	2,493.50
CHIEF FIRE PREVENTION	2,347.47
BATTALION CHIEF	2,438.50
CAPTAINS	2,319.81
SHIFT SUPERVISOR	2,257.92
LIEUTENANT	2,255.97
FIRE INSPECTOR	2,235.96
PARAMEDIC	2,235.96
DRIVER OPERATOR	2,193.52
MASTER FIREFIGHTER	2,164.59
1st CLASS FIREFIGHTER	2,086.90
PROBATION - FF/EMT	1,897.11
FIRE EXECUTIVE SECRETARY	1,290.62
FIRE OFFICE MANAGER	1,279.72
POLICE CHIEF	2,720.64
ASSISTANT CHIEF	2,510.66
CAPTAIN	2,297.11
LIEUTENANT	2,253.24
SERGEANT	2,210.76
1st CLASS PATROLMAN	2,181.83
2nd CLASS PATROLMAN	2,104.13
PROBATION	1,913.16
POLICE RECRUIT	1,674.05
PROPERTY MANAGER	1,420.72
EXEC SECRETARY	1,290.62
ADMIN SECRETARY	1,279.72
SERVICES ADMINISTRATOR	1,467.79

PROPERTY CLERK	1,248.93
SECRETARY	1,262.49
PARKING PERSONNEL	1,262.49
CROSSING GUARDS	21 pays@ 348.44
CITY PLANNER	2,900.15
SENIOR PLANNER/ECON DEVEL SPLIST	1,968.88
SENIOR PLANNER	1,790.48
ASSOCIATE PLANNER	1,698.03
ADMINISTRATIVE PLANNER	1,512.41
OFFICE MANAGER	1,279.72
DIRECTOR COMMUNITY DEVELOPMENT	2,456.72
TIF CONSTRUCTION MANAGER	2,326.27
PROGRAM CONSTRUCTION MANAGER	2,108.48
PROGRAM COORDINATOR	1,482.61
GRANT MANAGER	1,930.48
GRANT SPECIALIST	1,303.62
CENTRAL SERVICES ASSISTANT	1,978.94
STREET COMMISSIONER	2,351.83
OFFICE ADMINISTRATOR	1,298.82
OFFICE MANAGER	1,279.72
SECRETARY	1,262.49

	BIWEEKLY HOURLY
PART-TIME HELP	7.25-25.00
CENTRAL SERVICES:	
FLEET MAINTENANCE TECHNICIAN	20.55
CENTRAL SERVICES/MVH:	
GROUP 1	19.51
GROUP 2	18.47
GROUP 3	17.69
NIGHT BONUS/SHIFT DIFFERENTIAL	.55/.60
PROJECT COORDINATOR	1.00

ANNUAL/MISC

FIRE:
SPECIALTY PAY:

	TIER 1	TIER 2
ADVANCED EMT	1,000	3,000
PARAMEDIC	2,000	4,000
LEAD PARAMEDIC	4,000	6,000
WATER RESCUE/RECOVERY LEADER	1,050	
WATER DIVE/RESCUE TEAM MEMBER	950	
SELF-CONTAINED BREATHING APPARATUS TEAM TECHNICIAN	1,000	
MECHANIC	2,500	
INFORMATION TECHNOLOGY	1,500	

UNIFORM ALLOWANCE	1,250

OUT OF RANK PAY:	PER OCCURRENCE
FIREFIGHTER TO DRIVER	10
DRIVER TO OFFICER	25
OFFICER TO HIGHER RANKING OFFICER	25
FIREFIGHTER TO OFFICER	25
FIRE APPARATUS ASSIGNED TO AMBO	30

POLICE:	
IDACS SPECIALIST	370
PARKING PERSONNEL CLOTHING	600
CROSSING GUARD SUBSTITUTE	20 per day
SUMMER SCHOOL CROSS GUARD	20 per day
UNIFORM ALLOWANCE	2,050
EQUIPMENT MAINT ALLOWANCE	271.43
PLAN COMMISSION	600
BZA MEMBER	375

Section 2. The City will contribute the employee portion of 3% to the Public Employees Retirement fund for all employees eligible for participation in the Public Employees Retirement Fund

Section 3. The City will contribute 3% of the employee portion to the 1977 Fire Pension for all employees eligible for participation in the 1977 Fire Pension Fund.

Section 4. The City will contribute 2% of the employee portion to the 1977 Police Pension for all employees eligible for participation in the 1977 Police Pension Fund.

Section 5. Longevity Bonus will be provided annually to the Central Service and Motor Vehicle Highway Teamster employees (as amended). The Longevity Bonus will be offered to the employees as additional pay. The Longevity Bonus shall be payable annually on the first paycheck following each employees anniversary date with the regular payroll. The annual Longevity Bonus will be based on the following schedule. Said schedule is based upon completed years of service.

Years of Service	Annual Increments	Bonus
5	0	150
6	75	225
7	75	300
8	75	375
9	75	450
10	75	525

An additional $80.00 will be added for each year of service after the 10th year.

Section 6. The Administration may pay up to 15% less than annual salaries listed to new employees during the first twelve-month period, except for those public safety salaries which have been negotiated by the Common Council and all other salaries negotiated as part of a Collective Bargaining Agreement.

Section 7. This ordinance shall be in full force and effect from and after its signing and attestation.

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

this _________ day of _______________ 2017, at ________ o'clock, ___.m.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this ______ day of ___________, 2017, at _____ o'clock, __.m.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this ______ day of _____________, 2017, at _______ o'clock, __.m.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK MMC

AUG 31 2017

CITY CLERK
MISHAWAKA, IN

RESOLUTION NO. 2017-22

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

The northern portion of 914 E McKinley Ave, Mishawaka, IN 46545

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of City Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of City Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONTAINING 7 ½ ACRES TAKEN OFF THE ENTIRE LENGTH OF THE EAST SIDE OF 17 ½ ACRES OFF THE WEST SIDE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1320 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 177 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1020 FEET; THENCE WEST 235.5 FEET; THENCE NORTH 1020 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 235.5 FEET TO THE POINT OF BEGINNING.

Section II. Following the review of documents prepared by the Department of City Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this ________ day of _________________, 2017, at ___________ o'clock __.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _______ day of _________________ 2017, at _________o'clock __.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this ________ day of __________________ 2017, at __________ o'clock ___.M.

____
David A. Wood, Mayor

CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT & PLANNING

RECEIVED
DEBORAH S. BLOCK MMC
AUG 31 2017
CITY CLERK
MISHAWAKA, IN

August 31, 2017

Mr. Dale Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. Ross Deal, 3rd District City Council
Mrs. Kate Voelker, 4th District City Council
Mr. Michael Compton, 5th District City Council
Mr. Ron Banicki, 6th District City Council
Mr. Joe Canarecci, At Large City Council
Mr. Matt Mammolenti, At Large City Council
Mr. Bryan Tanner, At Large City Council
Mrs. Deborah S. Block, City Clerk

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: northern 1020' of 914 E McKinley

Dear Council Members and Clerk:

Attached herewith for your review is a copy of the Fiscal Plans and approving resolutions prepared by the Department of City Planning in accordance with the requirements of the State of Indiana Code Section 36-4-3-3.1. This document provides basic information about the areas to be annexed, and describes how the City of Mishawaka will provide services to the area to be annexed.

As you may be aware, to prepare a fiscal plan, copies of the proposed request are forwarded to all applicable City Departments. The Departments are then asked what expenditures/costs will be entailed to service the area and if the request can be accommodated with the funds currently approved within the City Budget. In this case, given that the property is immediately adjacent to existing City limits, and that the developer is responsible for installing, and if necessary extending, all utilities to the site and constructing any required improvements within the public right-of-way, no additional expenditures are anticipated at this time.

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on September 5, 2017.

If you have any questions, please feel free to contact our office at your convenience.

Sincerely,

Christa Hill

Christa Hill
Associate Planner

cc: David A. Wood, Mayor

BUILDING • PLANNING • COMMUNITY DEVELOPMENT • REDEVELOPMENT
ECONOMIC DEVELOPMENT • HISTORIC PRESERVATION

City Hall • 600 East Third Street • Mishawaka IN • 46544-2241
Building Phone: (574) 258-1607 Fax: (574) 968-6999
Community Development • Redevelopment • Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999
Planning • Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999

City of Mishawaka

PD Realty, LLC Annexation

Property located at the rear of 914 E McKinley Ave

August 2017

Prepared by:
City of Mishawaka
Department of Building, City Planning & Community Development
600 E. Third Street
Mishawaka, IN
46544-2241

Phone: (574) 258-1625
Fax: (574) 968-6999
E-mail: planning@mishawaka.in.gov

David A. Wood, Mayor

Mishawaka City Council

Dale Emmons	1st District
Mike Bellovich	2nd District
Ross Deal	3rd District
Kate Voelker	4th District
Michael Compton	5th District
Ron Banicki	6th District
Joe Canarecci	At Large
Matt Mammolenti	At Large
Bryan Tanner	At Large

PD REALTY LLC/914 E MCKINLEY
ANNEXATION FISCAL PLAN

TABLE OF CONTENTS

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONTAINING 7 ½ ACRES TAKEN OFF THE ENTIRE LENGTH OF THE EAST SIDE OF 17 ½ ACRES OFF THE WEST SIDE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1320 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 177 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1020 FEET; THENCE WEST 235.5 FEET; THENCE NORTH 1020 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 235.5 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: THE NORTHERN PORTION OF 914 E MCKINLEY AVE, MISHAWAKA, IN 46545

TAB A- CITY OF MISHAWAKA ANNEXATION POLICY

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

The City of Mishawaka recognizes that as the population of St. Joseph County grows and development trends change, there will be a continuous demand for infrastructure and urban services provided by cities such as Mishawaka. Infrastructure includes, but is not limited to, water, sanitary sewer, electric, and transportation. Urban services include, but are not limited to, police, fire, and emergency medical services. With a stable tax rate, low crime rate, outstanding public schools, and strong neighborhoods, the City of Mishawaka is a livable community where families and businesses desire to locate. The expansion of infrastructure and services combined with the desire of families and businesses to locate in Mishawaka has necessitated the City to create a policy on annexation.

It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services. Although exceptions will be considered for large industrial projects or proposals related to specific economic development efforts, the City recognizes that compact and contiguous growth promotes the cost-effective delivery of services.

The City of Mishawaka continues to promote the logical expansion of infrastructure into the unincorporated areas of the county contiguous to the City on request provided there is availability. The voluntary extension of infrastructure, such as water and sewer, requires the benefactor(s) of that infrastructure to waive or consent to future annexation at the time of connection. The extension of infrastructure does not automatically equate to the immediate annexation of property. To meet the statutory requirements for annexation, both infrastructure and urban services must be provided. As such, many unincorporated areas are currently provided with public rate-supported utilities by the City that will not be suitable for annexation in the foreseeable future. Thus, it is the policy of the City of Mishawaka that the initiation of annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City. To consider annexation, infrastructure and urban services must be available to the proposed annexation area at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka.

IMPACT OF ST. JOSEPH COUNTY GROWTH

The City of Mishawaka also recognizes the impact growth and development currently occurring in unincorporated St. Joseph County has on annexation efforts. There has been a trend in St. Joseph County to allow for development on septic and well systems sporadically throughout the county. As is currently the case in St. Joseph County, there are numerous examples of the problems associated with this type of sprawling development. Septic systems based on poor installation or lack of maintenance; contribute to the pollution of both surface and groundwater. Based on groundwater concerns, residents desire to connect to public water systems. Residents are also calling for urban services, rather than the rural services typically provided by county governments. Residential streets need to be plowed, and emergency response times for police, fire and emergency medical services frequently exceed the times typically expected of suburban development.

As the population of these areas increase, the demand/need for infrastructure and increased urban services will grow exponentially. Due to the sprawling nature of this development, the cost for providing infrastructure and urban services to the existing City of Mishawaka standard far exceeds the tax revenue generated by these areas. This point has been addressed within this annexation policy because of the past concerns expressed by some residents/property owners of these areas who have been historically opposed to annexation. These concerns, for the most part, are based in fear and do not reflect the reality of the practical constraints of annexation. For the record, the cost of providing services, based on the sprawled growth and statutory limitations, makes it both undesirable and not readily feasible for the City of Mishawaka to annex large non-contiguous developed areas.

This point has also been included to identify the reciprocal concern of the City relative to the sprawling growth within unincorporated St. Joseph County. Currently, the taxpayers within the City of Mishawaka pay City taxes to sustain infrastructure and a desired level of urban services. Furthermore, the taxpayers of the City of Mishawaka also pay county taxes that are used in part to provide similar services to county residents. Cities are wholly responsible for these services within their respective jurisdictional areas. These services include, but are not limited to, road maintenance, police patrols, and emergency medical services. These are services subsidized by general county tax dollars that the City of Mishawaka contributes to but does not receive the corresponding reciprocal benefit. The taxpayers of the county do not pay taxes that directly or indirectly support these services within the City. Based on the current division of general county funds, this equates to the City of Mishawaka financially subsidizing the sprawling growth of the county. Accordingly, the City of Mishawaka continues to seek a more equitable distribution of existing general county tax revenues. Furthermore, based on this existing inequity, it is an important objective of the City to work with county officials to ensure that there are not future increases in spending to address the problems associated with sprawling unincorporated development. The City also recognizes the need to develop fair cost-sharing practices to provide for regional services that does not adversely impact the residents of the City, while still providing for the needed/desired services in the unincorporated county.

Although the equitable distribution of tax dollars is an important concern, the City also recognizes that the problems associated with this sprawling unincorporated development also impacts the City of Mishawaka. The City is impacted by the limitations existing development has on future City growth, and the corresponding increased costs of extending infrastructure. As such, the City of Mishawaka will continue to work with the county in a cooperative effort, where possible, to address problems. However, it is only fair that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the tax payers of the City of Mishawaka.

STATUTORY LIMITATIONS

The City of Mishawaka also recognizes the burden placed on municipalities within St. Joseph County based on the statutory requirements on Municipal Annexation and Dis-annexation. The controlling legislation on annexation is established by the Indiana Code 36-4-3-series.

The statute also places minimum requirements on municipalities regarding providing services to proposed annexation areas, the timing of implementation, and contiguity requirements. The statute also requires that a fiscal plan be adopted showing how the costs associated with providing services will be paid. An estimated amount of time required for voluntary annexation is three to four months. The increased time required to process an annexation has placed a burden on real estate transactions and development on the fringe of the City. It is not uncommon to have annexation placed as a condition on the sale of property by the buyer. Annexation is typically requested because City services are desired or needed to serve the proposed project. This increased time frame when compared to the traditional rezoning process has the potential for directing appropriate contiguous growth away from the City due to the lack of suitable available property that can be developed in a short period of time.

IMPLEMENTATION OF POLICY

The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties. The purpose of this evaluation is to examine the proposed annexation area to the existing City limits relative to providing a compact and contiguous City boundary.

Annexation law significantly limits the ability of municipalities to annex property without the consent of the majority of property owners. Therefore, the City has deemed it necessary to review adjacent unincorporated properties that have not requested annexation at the time a voluntary annexation is proposed. Although this may ultimately necessitate the annexation of property without the consent of a minority of the adjacent property owners, this policy provides for a means to expand the City boundary in a compact and contiguous manner that would otherwise not be possible based on statutory requirements.

A secondary purpose of this policy is to reduce the number of separate contiguous annexation petitions that are likely to be filed within a short period of time. The potential inclusion of additional property as part a proposed annexation petition will counteract the discouraging development influence of time limitations placed by the Indiana Code.

In the past, voluntary annexations without this policy have created a chaotic City boundary that promotes the inefficient delivery of services for both the City of Mishawaka and St. Joseph County. Chaotic refers only to the physical geographic location of the boundary. Common chaotic configurations include *saw-tooth shapes*, *islands*, and *adjacent pockets*. The attributes of these boundary configurations are described as follows:

A *saw-tooth boundary* refers to shape where contiguous properties located along a single roadway change municipal boundaries multiple times in a relative short distance. This situation creates difficulties in providing for the efficient delivery of services. Specifically, it is more difficult for the postal service, police, fire, and emergency medical providers to determine the physical limits of jurisdictions in the field. Under non-emergency circumstances, this situation is likely to result in inconveniences only. However, in emergency situations, confusion on boundary locations in the field has the potential to delay providing potentially life saving services, or could otherwise promote providing double coverage for the area limiting the ability of one provider to respond to other calls.

An *island* refers to unincorporated areas that are physically surrounded by the incorporated City. This situation provides for the inefficient delivery of services for both the City of Mishawaka and unincorporated St. Joseph County. Services such as trash removal, snow plowing, road maintenance, police, fire, and emergency medical services could all potentially require one service provider to travel through another service provider's jurisdictional area. This inherently inefficient situation potentially increases the costs of providing services for both jurisdictions.

Adjacent pockets refers to unincorporated area that is reasonably adjacent to the City and is currently served at least in part by City infrastructure. When the infrastructure was provided to these areas, these areas were typically located on the fringes of the City where other services were either not available or desired at the time. However, as the demand for growth and development continues, the demand for additional services also grows. Over time, pockets are also typically provided with some peripheral City services without expense. Emergency service providers within the City of Mishawaka and St. Joseph County have consistently worked together to provide reciprocal assistance in responding to calls when the other provider is either occupied or at a considerable distance, provided resources are available. Typically, due to the general location adjacent to the City and the increased ability of the City to provide services, these pocket areas will intermittently receive City emergency services.

Furthermore, pockets become obstacles to the future expansion of infrastructure and services. They are considered obstacles due to the contiguity requirements established by the Indiana Code for annexation. If these pockets are not annexed over time, the City is prevented from expanding. The annexation of these pocket areas not only allows for the continued growth of the City, but also provides for the efficient and equitable delivery of services.

SUMMARY

- It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services.

- It is the policy of the City of Mishawaka that the annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City.

- To address existing sprawl and inequitable distribution of general county tax dollars, it is the policy of the City of Mishawaka that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the taxpayers of the City of Mishawaka.

- The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties to promote the efficient delivery of services and remove chaotic boundary configurations.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONTAINING 7 ½ ACRES TAKEN OFF THE ENTIRE LENGTH OF THE EAST SIDE OF 17 ½ ACRES OFF THE WEST SIDE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1320 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 177 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1020 FEET; THENCE WEST 235.5 FEET; THENCE NORTH 1020 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 235.5 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: THE NORTHERN PORTION OF 914 E MCKINLEY AVE, MISHAWAKA, IN 46545

TAB B- BASIC DATA & FISCAL ANALYSIS

BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

The area proposed for annexation is illustrated on the following maps and shown on the accompanying aerials. This area is legally described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONTAINING 7 ½ ACRES TAKEN OFF THE ENTIRE LENGTH OF THE EAST SIDE OF 17 ½ ACRES OFF THE WEST SIDE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1320 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 177 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1020 FEET; THENCE WEST 235.5 FEET; THENCE NORTH 1020 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 235.5 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS THE NORTHERN PART OF 914 E MCKINLEY, MISHAWAKA, IN 46545

Annexation Area

The area to be annexed is located 300' north of McKinley Avenue, approximately 775 feet west of Filbert Road, and includes one parcel of property at the rear of 914 E McKinley Avenue. The parcel has a current tax identification number of 014-1019-026401. The property is bound to the south with approximately 235 linear feet to 914 E McKinley Avenue, and 1,020 feet on both the east and west being incorporated into the City, while the adjacent property to the north is located in unincorporated St. Joseph County. The property is currently zoned C Commercial and R Residential within unincorporated St. Joseph County. If annexed, the Petitioner desires to zone the property to I-1 Light Industrial to allow for the expansion of businesses already on the site.

Contiguity with the Existing City Limits

The property to be annexed into the City is approximately 5.53 acres. The external boundary of the annexation area measures 2,511 linear feet with 2,275.5 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 90% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The area is characterized as being relatively flat with minimal relief across the site. Per the generalized two (2) foot contour topographic maps, elevations on the property range from approximately 756 feet at its highest, with outlaying parts at 740 feet. The property is currently vacant. There are a few well-worn path around an area of woods along the west boundary.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned C Commercial and R Residential within unincorporated St. Joseph County. Since it is under the same ownership as 914 and 916 E McKinley Avenue, the area may have been used as accessory for those businesses. If the Mishawaka Common Council approves the annexation request, the area will be rezoned to I-1 Light Industrial to allow for the expansion of existing businesses including a new building for Direct Line Communications, LLC and an addition to Pemberton Davis Electric, Inc. with an outside storage area.

D. ASSESSMENT

The territory to be annexed consists of three (3) parcels. The Land and Improvement Valuations shown below are based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres	Land & Imp. Valuation
014-1019-026401	PD REALTY LLC	5.56	$23,200

E. CURRENT TAX RATE

The City's tax rate 2016 payable 2017 was $1.9991 per $100 of assessed valuation. For property owners in Penn Township, in which this proposed annexation is located, the total taxes will be $3.9593 per $100 of assessed valuation. Property owners in this area currently pay $2.1355 per $100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Actual tax rates may vary.

Tax District	Existing Tax Rate	Tax Rate after Annexation
Penn Township	2.1355	3.9593

The City's tax rate has remained relatively stable over the years:

2016	$1.9977
2015	$1.8750
2014	$2.0062
2013	$1.9086
2012	$1.8186
2011	$1.7362
2010	$1.6741
2009	$1.6557
2008	$1.5283
2007	$1.3326
2006	$1.3899
2005	$1.3382
2004	$1.3313
2003	$1.2476
2002	$1.8627
2001	$5.5007 [1]
2000	$5.2417

[1] *Change in Tax Code*

F. NEW ADDRESSES

If the proposed annexation is approved, the properties will be zoned I-1 Light Industrial to allow for the expansion of existing businesses. The site shall be developed in accordance with the requirements of the City of Mishawaka Zoning Ordinance and the staff report/analysis for rezoning petition #17-17. If additional addresses are needed, the will be assigned by the City of Mishawaka Engineering Department as the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

Every proposed annexation area to the City of Mishawaka is reviewed by each pertinent City department or agency that would ultimately be required to provide infrastructure and/or urban services to a given area. Departments were asked to evaluate the location, area, and existing conditions of this proposed annexation area relative to providing infrastructure and urban services at a standard that is identical to other areas of the City. In determining required services, departments reviewed the area relative to similar geographic and use areas that currently exist within the City of Mishawaka.

The standards for infrastructure and services provided by the City of Mishawaka, broken down by department, have been included within this document following Tab C. After establishing an understanding of the existing conditions, each department or agency was asked to identify any capital improvements required to serve the proposed annexation area to meet existing city standards. It is the responsibility of the property owner/future developer to bear any expense required to connect to existing City services. Given the location of the proposed annexation area, adjacent to the existing city limits, and, considering the size of the area, each department identified that non-infrastructure-related services could be provided to the proposed annexation area with no additional expenditures. Increased maintenance costs for non-rate supported services, were identified as minimal and well within the approved budgets for each department.

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2017 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department. These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

The City of Mishawaka will provide a level of basic services, including infrastructure and urban services, at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka. The specific date of implementation of services has been identified within the description of specific services where applicable. Given the location of the proposed annexation area, the size of the area, and the presence of existing infrastructure, no capital expenditures are required to serve the proposed annexation area. Basic services, not otherwise specified, will be provided to the annexation area within one year of the effective date of the annexation as required by law. However, it is anticipated that the majority of basic services will be available immediately or at least in a timely manner.

The effective date of annexation, if approved, will be thirty days from the date of approval of the annexation ordinance as required by law.

I. FISCAL IMPACT ON TAXPAYERS, MUNICIPAL FINANCES, AND POLITICAL SUBDIVISIONS

Analysis:

The property proposed to be annexed is currently vacant. While the developer has plans to use the site as accessory outside storage for the existing businesses on the site, none of the improvements, (i.e. buildings or parking areas) are proposed on the land up for annexation. Following the annexation, a use variance for outside storage, and subdivision to properly divide all property, will need to be submitted.

The current and future political subdivisions and their associated tax rates were determined by the geography of the property and the attached "Tax Rate Chart for the year 2016 payable 2017". (See Tab "D" / Appendix "C") This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed Valuation:

$23,200

Future anticipated property assessed Valuation:

$23,200

Current and Anticipated Future Property Taxes generated from the Property:

The current property taxes being generated from the property and future anticipated property taxes to be generated based on the estimated assessed valuation for the first phase were determined utilizing the State of Indiana Department of Local Government Finance Gateway website calculator located at https://gateway.ifionline.org/CalculatorsDLGF/TaxCalculator.aspx.

The website requires you to enter the geographic location of the property by County, Township, and School Corporation. You then enter the type of property, if it is a homestead (owner-occupied residential); residential rental, non-homestead residential, and agricultural; or other. You then input the assessed valuation and it estimates the maximum tax bill as well as the property tax cap credit if applicable.

This calculation has been done with a scenario before annexation for other, then following annexation identifying the property as now being subject to the City tax rate for other, but no increase in value.

The estimated property tax value for the property is as follows:

Prior to annexation: $495

Following annexation: $753

Political Subdivisions before Annexation:

Percent of tax rate and corresponding yearly estimated property tax revenue*

- St. Joseph County (32.5%) - $161.24
- Penn Township (15.2%) - $75.28
- PHM School Corporation (43.7%) - $216.32
- Mishawaka Penn Harris Library (7.3%) - $35.98
- Airport Authority (1.3%) - $6.61

** Estimates may not equal estimated tax value due to rounding.*

The current tax rate of all of these entities combined is 2.1355.

The tax rate will increase to 3.9593 upon annexation to the City, however, the tax cap is set at 3.2476. The distribution of property tax revenue will stay relatively even, except for Penn Township, based on getting a larger percentage of revenue when the City tax rate, and the addition, although very minor, of the South Bend Transpo rate being added to the overall rate.

Political Subdivisions following Annexation:

Percent of tax rate and corresponding yearly estimated revenue including estimated annual increases for existing taxing units upon annexation*

- St. Joseph County (17.6%) - $132.53 (-$28.71 per year)
- Penn Township (0.8%) - $6.02 (-$69.26 per year)
- PHM School Corporation (23.5%) - $176.96 (-$39.36 per year)
- Mishawaka Penn Harris Library (3.9%) - $29.37 (-$6.61 per year)
- Airport Authority (0.7%) - $5.27 (-$1.34 per year)
- South Bend Transpo (2.9%) - $21.80
- City of Mishawaka (50.5%) - $380.27

** Estimates may not equal estimated tax value due to rounding.*

Four Year Projection of Property Tax Revenue following Annexation

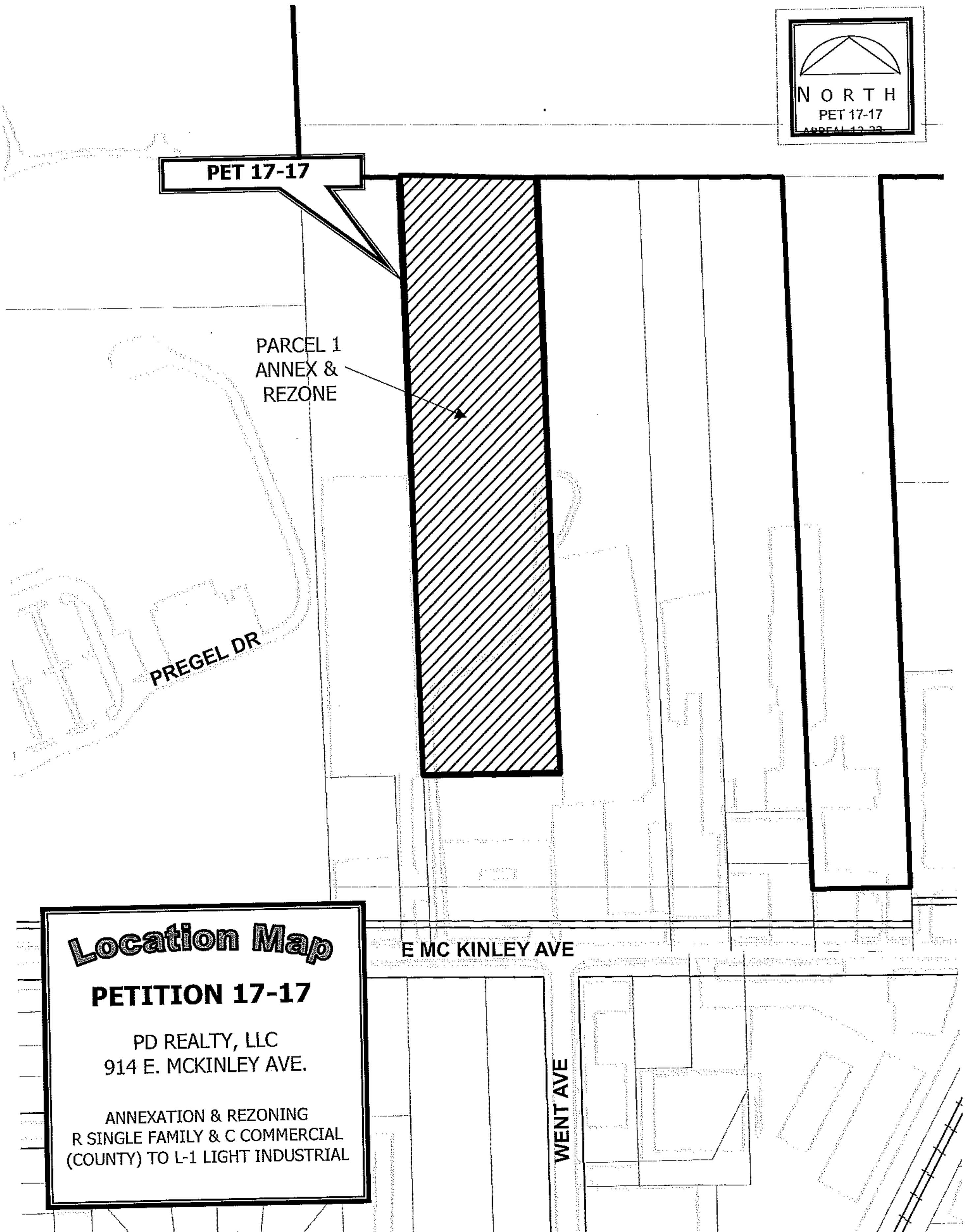
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	$530.12
• Penn Township	$24.08
• PHM School Corporation	$707.84
• Mishawaka Penn Harris Library	$117.48
• Airport Authority	$21.08
• South Bend Transpo	$87.20
• City of Mishawaka	$1,521.08

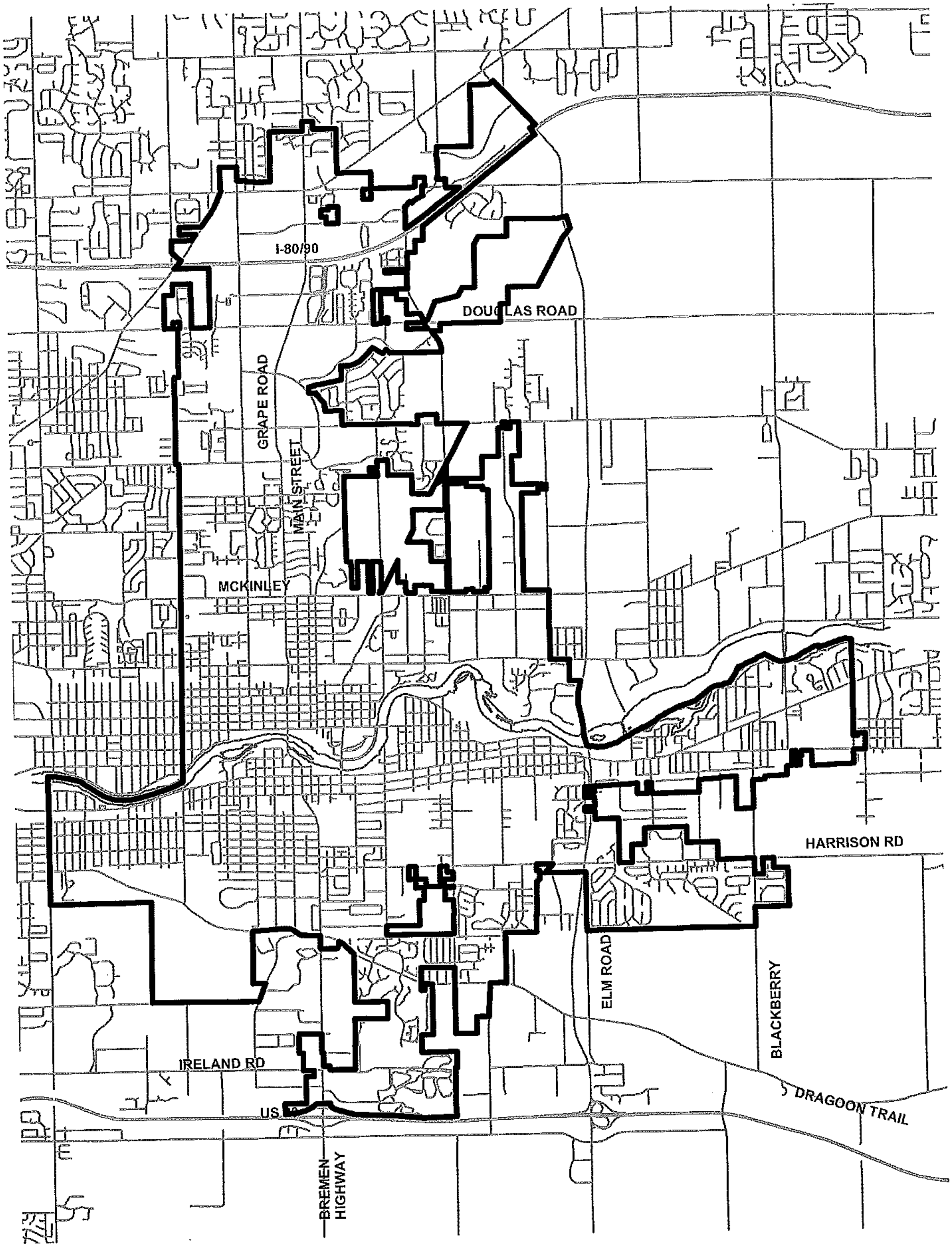
J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

Pursuant to I.C. 36-4-3-4.2 under certain circumstances the City would be required to assume a portion of indebtedness as it would pertain to the proposed annexation area. Specifically, this would be required if the County had used property tax revenue to repay debt used to build infrastructure within the annexation area, or if income tax was being generated from the property in question that was being used to pay off applicable county wide debt that would now be allocated to the City upon annexation.

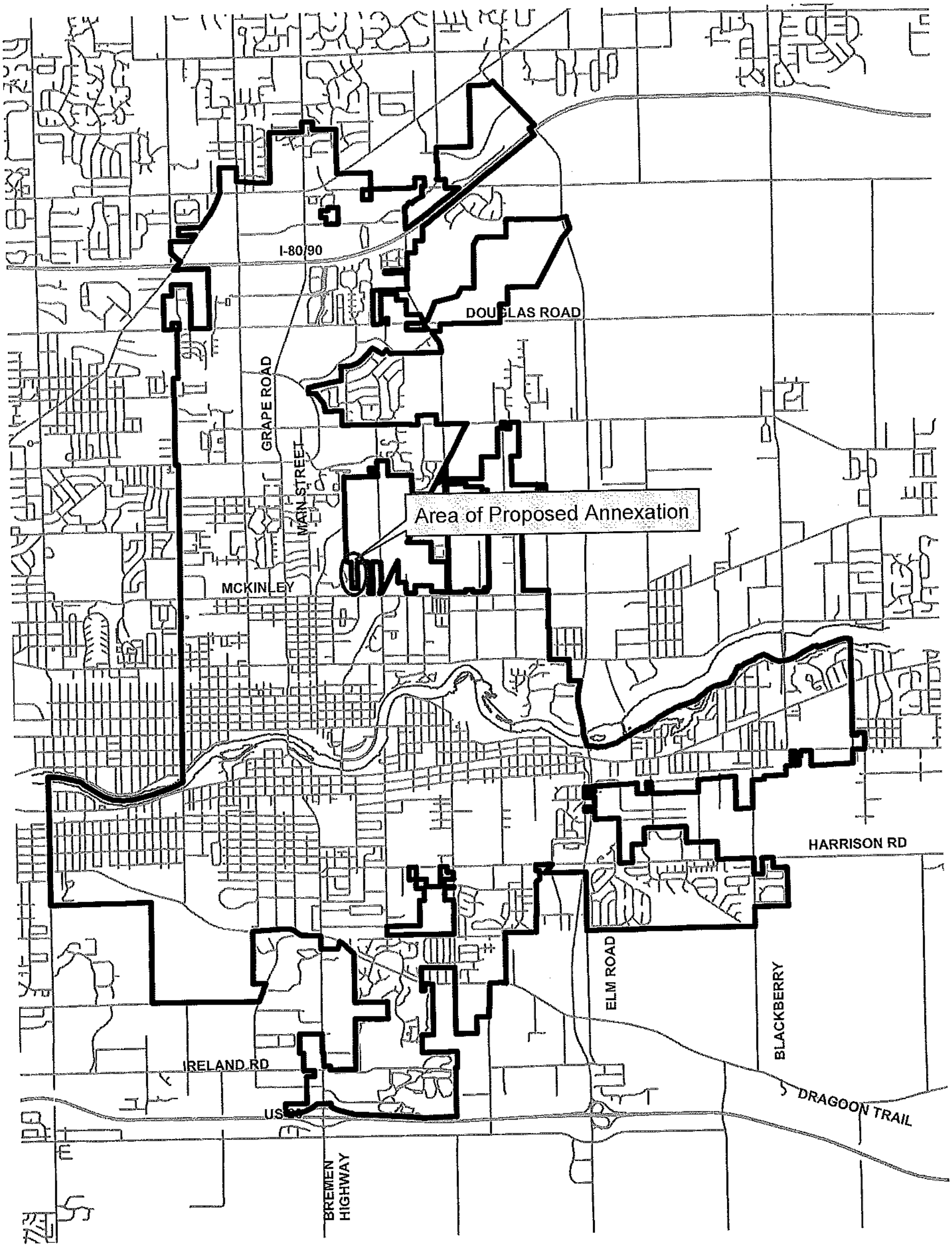
Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated with the proposed annexation, nor is there any income tax revenue being generated from the area.


NORTH
PET 17-17
PET 17-17
PARCEL 1
ANNEX &
REZONE
PREGEL DR
E MC KINLEY AVE
WENT AVE
Location Map
PETITION 17-17
PD REALTY, LLC
914 E. MCKINLEY AVE.
ANNEXATION & REZONING
R SINGLE FAMILY & C COMMERCIAL
(COUNTY) TO L-1 LIGHT INDUSTRIAL

MAP OF EXISTING CITY LIMITS

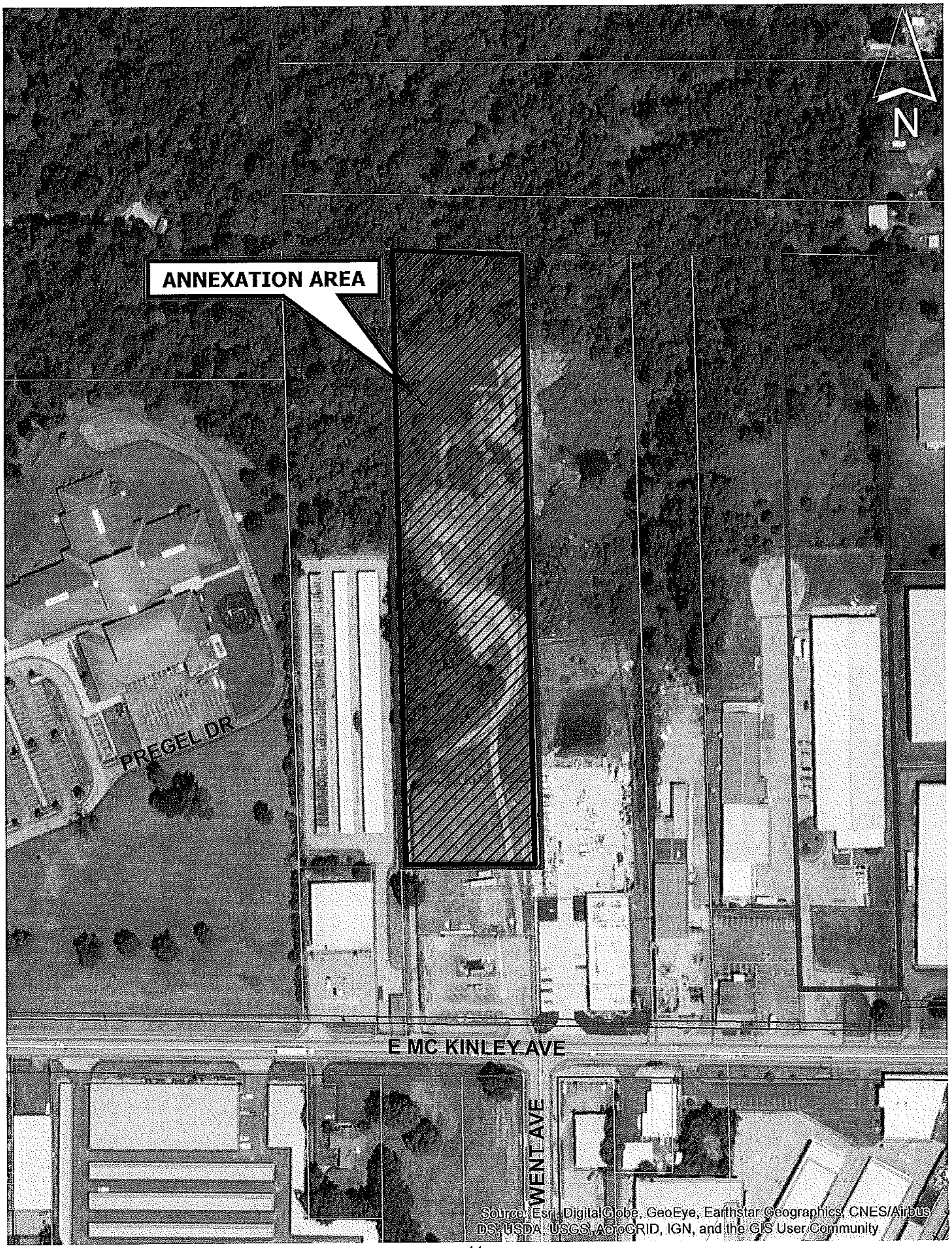


MAP OF PROPOSED CITY LIMITS



AERIAL PHOTOGRAPHY OF PROPERTY TO BE ANNEXED

AERIAL PHOTOGRAPHY OF PROPERTY TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED

914 E McKinley
Annexation area starts behind chain link fence

troyer group

Together, We Will

Petition for Annexation and Zoning

June 21, 2017

RECEIVED
JUN 2 1 2017
BUILDING, PLANNING
COMMUNITY DEVELOPMENT
PET 17-17

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

RE: Petition for Annexation and Zoning Classification

The undersigned *PD Realty, LLC* respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

Parcel 1: Acreage 5.53 +/-
A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East, described as beginning at the Southeast corner of the parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West along said North line 177 feet to the true point of beginning; thence South 1020 feet; thence West 235.5 feet; thence North 1020 feet to the North line of said Quarter Quarter Section; thence East along said North line 235.5 feet to the point of beginning.

COMMON ADDRESSES: 914 East McKinley Avenue

Parcel 2: Acreage 6.99 +/-
A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East described as beginning at the Southeast corner of a parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southeast Quarter of the Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West 177 feet; thence South 1020 feet; thence West 235.5 feet; thence South 300 feet to the South line of Section 3; thence East along said South line 412.5 feet to the point of beginning.

COMMON ADDRESSES: 916 East McKinley Avenue

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 914 and 916 East McKinley Avenue, Mishawaka, IN and that Petitioners desires to have **Parcel I** be annexed to the City of Mishawaka, Indiana, with a I-1 Light Industrial Zoning classification. It is also the desire of the Petitioners to rezone the South West portion of **Parcel II** (Described as the SW 235.5' by 300'section of Parcel II) from a C-4 Automobile Oriented Commercial Zoning to the I-1 Light Industrial Zoning Classification in its entirety. The petitioner further state they intend to utilize said land for business operations related to the Direct Line Communications, LLC (New Building) and Pemberton Davis Electric, Inc. (Future Addition) Operations.

Accompanying this petition is a drawing, to scale, showing the above-described parcels of real estate.

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed. The New Building and addition to the site will restore its contribution, economically, to the City of Mishawaka, and ensure that protection for the adjacent well field is established.

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 parcel 1 to the City of Mishawaka with a zoning classification of I-1 Light Industrial and the rezoning of the South west portion of Parcel 2 to a I-1 Light Industrial Classification.

Property Owner Signature

William D. Pemberton

Print Property Owner Name

Contact Person:

Steven Ruby, PLA
550 Union Street
Mishawaka, IN 46544
Ph:(574) 259-9976
Fax:(574)254-4048
sdr@troyergroup.com

To Freeman-Spicer Company, Inc.
PQ Realty LLC
Meridian Title Corporation

This is to certify that this plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9,11(a) and 13 of Table A thereof. the field work was completed on July 27, 2011.

Date of Plat or Map: July 28, 2011

EDWARD M. FISHER
LICENSED LAND SURVEYOR
NO. S0041
STATE OF INDIANA

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTIONS 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS;
B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
C) INCONSISTENCIES IN LINES OF OCCUPATION;
D) RELATIVE POSITIONAL ACCURACY

BOUNDARY SOLUTION FOR RETRACEMENT SURVEY:

PRODUCED LINES CONNECTING PROPERTY CORNER MARKERS FOUND ON THE EAST AND WEST LINES OF THE SURVEYED PARCEL NORTH TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, T. 37 N., R. 3 E. WHICH WE ESTABLISHED BETWEEN AN IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND A 3/4" REBAR FOUND MARKING THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION. THEN PRODUCED THE SAME LINES SOUTH TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, WHICH WE ESTABLISHED BETWEEN HARRISON MONUMENTS FOUND AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SOUTHWEST QUARTER OF SAID SECTION 3. THE DEEDS IN THIS QUARTER-QUARTER SECTION HAVE NORTH-SOUTH DIMENSIONS OF 1320 FEET, BUT ALSO SAY TO THE NORTH AND SOUTH LINES OF THE QUARTER SECTION. IN ORDER OF STRENGTH, THE CALL TO THE NORTH OR SOUTH LINE OF THE QUARTER-QUARTER SECTION IS STRONGER THAN THE CALL OF THE DIMENSION.

AS A RESULT OF THE FOREGOING IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: SEE DRAWING
DUE TO DISCREPANCIES IN RECORD DESCRIPTIONS: SEE DRAWING
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: SEE DRAWING
DUE TO RELATIVE POSITIONAL ACCURACY: LESS THAN OR EQUAL TO THE CLASSIFICATION OF A SUBURBAN SURVEY: 0.13' (40 MILLIMETERS) PLUS 100 PARTS PER MILLION.

RESOURCES:

Meridian Title Corporation Commitment: File No. 11-20710, Effective Date: May 10, 2011
Deeds of this property and adjoiners
Old survey records stored in our office and the Office of the St. Joseph County Surveyor
Plat of Joers Minor Subdivision, recorded in the Office of the Recorder of St. Joseph County, Indiana as Instrument No. 9636552

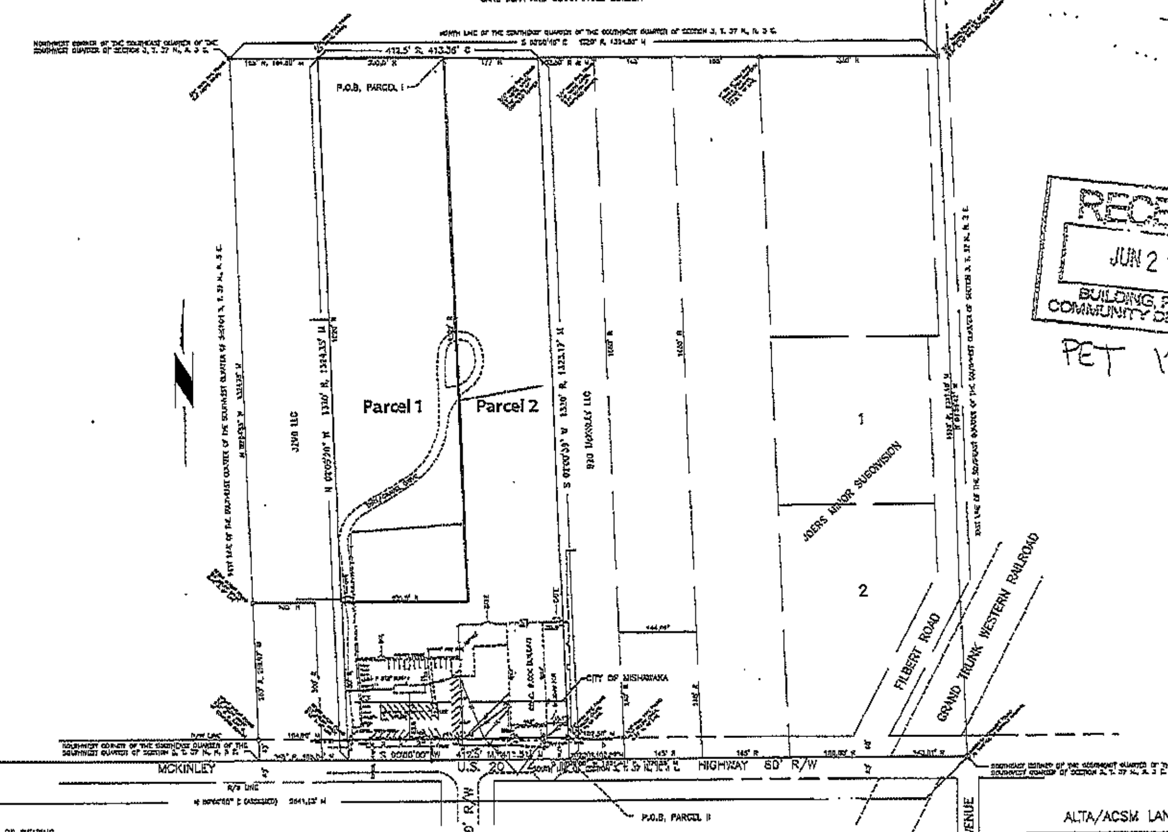
I, EDWARD M. FISHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS IN TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTIONS 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE (IAC).

EDWARD M. FISHER
LICENSED LAND SURVEYOR
NO. S0041
STATE OF INDIANA

DESCRIPTION

PARCEL I: A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East, described as beginning at the Southeast corner of a parcel of land containing 7 1/2 acres taken off the entire length of the East side of 17 1/2 acres off the West side of said Southeast Quarter of the Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West along said North line 177 feet to the true point of beginning; thence South 1020 feet; thence West 235.5 feet; thence North 1020 feet to the North line of said Quarter Quarter Section; thence East along said North line 235.5 feet to the point of beginning.

PARCEL II: A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East described as beginning at the Southeast corner of a parcel of land containing 7 1/2 acres taken off the entire length of the East side of 17 1/2 acres off the West side said Southeast Quarter of the Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West 177 feet; thence South 1020 feet; thence West 235.5 feet; thence South 300 feet to the South line of Section 3; thence East along said South line 412.5 feet to the point of beginning.



LEGEND

WATER MANHOLE
MANHOLE
TRAFFIC SIGNAL MANHOLE
LIGHT POLE
UTILITY POLE W/ LIGHT
WATER VALVE
CLEAN-OUT
(R) RECORD DIMENSION OR BEARING
(M) MEASURED DIMENSION OR BEARING
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
ELECTRIC METER
ELECTRIC METER
CHAIN LINK FENCE UNLESS OTHERWISE NOTED

NOTES:

1. THE SOUTH 110 FEET OF THE SURVEYED PROPERTY IS IN THE CITY OF MISHAWAKA AND HAS A ZONING OF I-1 LIGHT INDUSTRIAL DISTRICT
2. THE REMAINDER OF THE PROPERTY IS IN ST. JOSEPH COUNTY WITH THE SOUTH 300 FEET ZONED "C" COMMERCIAL AND THE BALANCE "R" RESIDENTIAL
3. THE PROPERTY ADDRESS IS 910 EAST MCKINLEY HIGHWAY
4. THE GROSS LAND AREA OF THE SURVEYED PARCEL IS 12.225 ACRES, MORE OR LESS.
5. THIS AREA IS IN FLOOD ZONE "C" AS PER FLOOD INSURANCE RATE MAPS: COMMUNITY PANEL NUMBER 180227 0005 C, MAP REVISED: FEBRUARY 17, 1988 COMMUNITY PANEL NUMBER 180224 0100 A, EFFECTIVE AUGUST 15, 1978 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA OR FLOOD AREA AS PER: FLOOD INSURANCE RATE MAP 18141C0210D PANEL 210 OF 500 EFFECTIVE DATE: JANUARY 6, 2011

RECEIVED
JUN 21 2017
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

PET 17-17

ALTA/ACSM LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 3 EAST PENN TOWNSHIP, ST. JOSEPH CO., INDIANA

FISHER
LAND SURVEYING SERVICES INC.
303 EAST THIRD STREET
P.O. BOX 23
MISHAWAKA, INDIANA 46544
574 / 255-8577

SCALE	DATE	
1"=100'	JULY 28, 2011	
DRAWN	REVISED	JOB NO.
	AUGUST 9, 2011	128-2011

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONTAINING 7 ½ ACRES TAKEN OFF THE ENTIRE LENGTH OF THE EAST SIDE OF 17 ½ ACRES OFF THE WEST SIDE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1320 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 177 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1020 FEET; THENCE WEST 235.5 FEET; THENCE NORTH 1020 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 235.5 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: THE NORTHERN PORTION OF 914 E MCKINLEY AVE, MISHAWAKA, IN 46545

TAB C- SUMMARY OF SERVICES

SUMMARY OF SERVICES

The City of Mishawaka, known as the Princess City, was incorporated in 1833 with only a few hundred residents. Now, with an estimated population of nearly 50,000 present-day Mishawaka is continuing to grow. From the bustling Grape Road corridor to the quiet paths of the Shiojiri Garden at Merrifield Park, the city offers residents a comforting sense of community where people like to live, work and raise families.

The backbone of any city is its services, and no unincorporated area of St. Joseph County can come close to matching the number and quality of services offered in the City of Mishawaka.

Some of the services provided are basic: electric, sewer, and water. Others, such as strong police and fire protection, efficient trash removal and access to parks and libraries, greatly improve the quality of life.

Sewer, water and electric services in the City are not paid by tax dollars; rather, Mishawaka Utilities services are all paid for through the low rates given to property owners.

Instead of dealing with septic systems, property owners can tap into lines provided by Mishawaka Utilities Wastewater Division. The Division has a plant staffed 24 hours a day, and maintenance technicians are available at all times to respond to emergencies. The City's sewer insurance program provides sewer coverage for each single-family residential homeowner on the public sewer system for a small monthly fee, paid with the Mishawaka Utilities bill. With this program, the homeowner is protected from paying the cost of catastrophic sewer repairs outside the home. A $42 million expansion of the wastewater treatment plant was completed in June 2008.

The City's water rates have traditionally been among the lowest in the state. The Water Division completed a $26 million capital improvement project in 2003. Several improvements to the overall system were made including the addition of a new well field, the replacement of water mains, and the extension of services to some areas that previously did not have water service.

Another service provided by Mishawaka Utilities is the distribution of electricity. Although Mishawaka Utilities does not generate or produce power, electricity is purchased at a wholesale rate and is distributed by Mishawaka Utilities. Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers.

But property owners get more out of being in the City of Mishawaka than just those basic services. Public safety is a priority in the City, with about 50 percent of the budget going toward fire, police and emergency medical services.

Mishawaka has a full-time Fire Department, with four stations. The Department maintains a Class 3 fire rating with the Insurance Services Office. The lower the rating, the lower a resident's homeowner's insurance will be. Additionally, the department's response time is excellent, and fire trucks arrive within three minutes to a call for 90 percent of the city.

The Mishawaka Police Department, with approximately 110 officers and employees, responds to critical incidents within three to five minutes. The Department offers many personal services within its Community Relations, Street Crimes Units, and Riverwalk Beat. These services include attendance at neighborhood watch meetings, administering various programs for school-aged children and senior citizens, and focusing on crime reduction in high crime areas of the city.

The City's EMS Department is a centralized system that responds to approximately 7,200 calls in 2016. The City, with its population of nearly 50,000, responds to about 50% more calls than the County ambulance service does, with its population of over 100,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

The efficiency of the City's Street Department is unmatched when it comes to snow removal, compared to St. Joseph County. Like other services, the county cannot provide a similar level of service because resources are spread out over a much larger area. In the event of a windstorm that blows trees and limbs into the streets, the City usually can have streets reopened in less than an hour.

Access to leisure activities is readily available in the City of Mishawaka. Residents can use all 27 City parks and the Eberhart-Petro golf course. Park rentals, for events such as weddings and receptions, are also less expensive for residents of the City.

Additionally, residents of the City of Mishawaka have access to all three branches of the Mishawaka-Penn-Harris Public Library. The Main Branch, on Church Street in downtown Mishawaka, and the Bittersweet Branch on the City's east side, and the Harris Branch on Elm Road in Granger.

Trash pick-up in the City is also inexpensive and efficient, with the monthly fee for single-family trash pickup at $13.86. For senior citizens, the rate is $11.09. The rates include the cost of recycling, which is picked up on the same day the trash.

With the exception of the trash removal, library use and Mishawaka Utilities services, the vehicle with which to pay for the rest of the City's services is through city property taxes. And the City of Mishawaka has a long history of having a low, stable tax rate – in fact, the rate has remained relatively stable for the past 10 years.

With its rich history, Mishawaka continues to prepare and grow for the future. New development within the City's Central Business District and the continued development of the city's commercial and industrial sectors guarantee its strength in the future. This growth allows the tax rates to remain low. With the low tax rate and the multitude of services provided, the City of Mishawaka is an excellent place to build homes, start businesses, and raise families.

ELECTRIC SERVICE

Services and Rates

Mishawaka Utilities – Electric Division does not currently serve the proposed annexation area. *If the annexation is approved, Mishawaka Utilities – Electric Division will attempt to acquire the service area from AEP as it is not already in our franchise boundary.*

The costs of providing service for future/planned development will be the responsibility of applicant(s) for service (reference Terms and Conditions, Section 9.0). The necessary expenditure to make connection to an applicant for service will be considered to be warranted when the estimated total revenue (i.e., net revenue) as estimated by the Utility for a period of two and one-half (2½) years to be realized by the Utility from permanent and continuing Customers on such an extension is at least equal to the estimated cost of such extension.

Whenever, in the opinion of the Utility, the necessary expenditure to make connection to an applicant for service is not warranted by the Utility's estimate of prospective revenues to be derived there from, or whenever, in the opinion of the Utility, the permanence of the Customer's load is questionable, the Utility may require the applicant to make an advance deposit for line construction or service connection. Or, the Utility may require a long-term agreement, an aid to construction payment, monthly minimum charge or such definite and written guarantee from a Customer, or group of Customers, in addition to any minimum payment required by the Rate Schedule. This requirement may also be made covering the payment by the Customer of the cost of tapping existing transmission or distribution lines for light or power service or both, when such service will not provide sufficient load or revenue, in the opinion of the Utility, to justify the cost of tapping said lines.

In those cases where it is not feasible or practicable to construct lines on public rights of way and it is necessary to secure easements or line-clearing permits on private property, the applicant or applicants shall secure the same without cost to the Utility or assist the Utility in obtaining such easements or line-clearing permits on private property before construction shall commence. The Utility shall be under no obligation to construct lines in the event the necessary easements or line-clearing permits cannot be so obtained.

Personnel

Mishawaka Utilities – Electric Division has a staff of 47 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

Engineering:	Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.
Construction:	Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeymen, Apprentices and Linemen).
Metering:	Consists of Metering Department Manager and support metering personnel.
Operations:	Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

Normal working hours are from 7:30 a.m. to 4:00 p.m. Monday through Friday. During these hours, the Electric Division staff is available to provide immediate response to any system perturbation.

Services provided after normal working hours are on an emergency basis only. Customers requiring assistance can call the after-hours answering service, where a call is then placed to a duty supervisor to assess the situation. The duty supervisor then calls out required support personnel (via the answering service).

Mishawaka Utilities – Electric Division is well equipped to respond to problems associated with providing electric service. The electric division utilizes a wide breadth of equipment to meet the needs of the consumer. Major equipment includes loaders, backhoes, trenchers, boring machines, pushing machines, trailers, compressors, forklifts, bucket and line trucks, and pole trailers.

The service response time to restore from a loss of electricity resulting from storm damage or other physical line damage is typically less than AEP (AEP customers are spread geographically over a much larger area). However, since Mishawaka Utilities does not produce power, the utility is not able to control service problems based on the generation of power and has minimal control of transmission to, or within, Mishawaka.

Costs Associated with Services

Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers. Mishawaka Utilities does not generate or produce power. Mishawaka Utilities purchases electricity at a wholesale rate and is responsible for distributing it to every customer within the service area. Based on the large numbers of customers in a relatively small geographic area, Mishawaka Utilities is able to deliver electricity more economically than larger companies such as AEP. Although AEP actually generates or produces power, the cost for delivering the electricity to the consumer is greater because the customers are spread geographically over a much larger area. Actual rates will vary over time.

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-OPERATING REVENUE

	2016 Budget	2016 Estimated	2017 Budget
OPERATING REVENUE:			
Residential Sales	$18,500,000	$17,963,505	$18,500,000
Customer Charge	2,400,000	$2,315,391	2,400,000
Commercial Sales	4,700,000	$4,518,440	4,700,000
Commercial Heating	600,000	$523,242	600,000
Commercial Power	30,900,000	$30,162,502	30,900,000
Municipal Sales	1,500,000	$1,374,000	1,500,000
Municipal Street Lighting	425,000	$487,144	425,000
Outdoor Protective Lighting	204,000	$185,859	204,000
Cablevision	2,030	$2,028	2,030
I&M Cost Adjustment Revenue	2,400,000	$2,367,686	3,600,000
Penalty	250,000	$195,065	250,000
Interest Income	1,800	$18,033	1,800
Miscellaneous Revenues	1,000,000	$345,005	1,000,000
Total Operating Revenues	**$62,882,830**	**$60,457,900**	**$64,082,830**
Purchased Power	($48,000,000)	($47,813,076)	($49,000,000)
Net Revenue	**$14,882,830**	**$12,644,824**	**$15,082,830**
% of Revenue	23.7%	20.9%	23.5%

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-OPERATING EXPENSES

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$2,753,760	$2,604,736	$2,628,306
Social Security Taxes	210,663	$199,262	201,065
Pension Benefits	425,243	$369,600	425,243
Fringe Benefits	1,174,369	$1,059,927	1,174,369
Structures	15,000	$2,976	15,000
Substation Equipment	47,000	$40,485	47,000
Overhead Lines	90,000	$109,356	90,000
Underground Lines	50,000	$42,219	50,000
Transformers	5,000	$25,711	5,000
Street Lights	50,000	$34,301	50,000
Meters, Meter Testing	25,000	$33,722	25,000
General Equipment/Services	85,000	$123,081	85,000
Stores Equipment	1,000	$0	1,000
Uniforms, Safety Equipment	90,000	$67,161	90,000
Plant Operation Expense	140,000	$145,065	140,000
Computer Expenses	15,000	$5,789	15,000
Distribution Construction	15,000	$0	15,000
Small Tools Equipment/Repair	50,000	$47,644	50,000
Transportation Expense	125,000	$71,133	125,000
Office Supplies/Equipment	5,000	$3,751	5,000
Motorola Lease	77,403	$77,403	77,403
Legal/Professional Fees	75,000	$0	50,000
Apprentice Program	25,000	$121	25,000
Education/Travel	30,000	$19,719	30,000
Dues, Fees, Subscriptions	40,000	$29,515	40,000
Insurance - Property, Auto, WC	195,800	$195,800	197,758
Contracted Services - Line Clearing	225,000	$225,000	225,000
Contracted Services - OH Lines	300,000	$216,380	300,000
Contracted Services - UG Lines	350,000	$450,000	450,000
Contracted Services - Substations	293,000	$364,275	335,500
Indiana Gross Income Tax	900,000	$894,655	925,000
PiLoT	541,030	$541,030	603,823
Transfer to City	1,000,000	$1,000,000	1,000,000
Total Operating Expenses	**$9,424,268**	**$8,999,817**	**$9,496,467**
% of Revenue	15.0%	14.9%	14.8%
Support Services Allocation	$1,691,747	$1,489,624	$1,683,578
% of Revenue	2.7%	2.5%	2.6%
Total Net Expense	**$11,116,015**	**$10,489,441**	**$11,180,044**
% of Revenue	17.7%	17.3%	17.4%

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-CAPITAL EXPENDITURES

3:19 PM11/7/2016

	2016 Budget	2016 Estimated	2017 Budget
CAPITAL EXPENDITURES:			
Structures/Improvements	$150,000	$6,500	$100,000
Substation Equipment	893,000	$106,000	893,000
Transformers	500,000	$470,000	500,000
Distribution Lines	1,200,000	$800,000	1,200,000
Meters	261,250	$240,000	261,250
Office Furniture, Equipment	5,000	$0	5,000
Computer Equipment/GIS	75,000	$35,000	40,000
Transportation Equipment	350,000	$230,000	350,000
Power Operated Equipment	80,000	$18,650	80,000
Tools/Garage/Shop Equipment	10,000	$16,311	12,000
Testing Equipment	10,000	$8,161	15,000
Total Capital Expenditures	**$3,534,250**	**$1,930,622**	**$3,456,250**
% of Revenue	5.6%	3.2%	5.4%

MISHAWAKA ELECTRIC UTILITY
COMPARATIVE BUDGET-DIVISION SUMMARY

	2016 Budget	2016 Estimated	2017 Budget
Gross Revenue	$62,882,830	$60,457,900	$64,082,830
Less: Purchased Power	(48,000,000)	(47,813,076)	(49,000,000)
Net Revenue	**$14,882,830**	**$12,644,824**	**$15,082,830**
% of Gross Revenue	23.7%	20.9%	23.5%
Net Expense	$11,116,015	$10,489,441	$11,180,044
Capital	3,534,250	1,930,622	3,456,250
Total Net Budget	**$14,650,265**	**$12,420,063**	**$14,636,294**
% of Gross Revenue	23.3%	20.5%	22.8%
Net Surplus/Deficit	**$232,565**	**$224,762**	**$446,536**
% of Gross Revenue	0.4%	0.4%	0.7%

FIRE PROTECTION/EMS

The Mishawaka Fire/EMS Department is one of the area's best, with quick response times, excellent training, and the latest equipment.

Staffing and Response Times

The Mishawaka Fire Department currently has four stations located strategically throughout the City of Mishawaka. The Fire Department and the Emergency Medical Services Department merged January 1, 2002.

In accordance with the firefighter's union Collective Bargaining Agreement and the City of Mishawaka, minimum staffing of 29 personnel are available at all times. The department also has three members working in the City's Fire Inspection Bureau.

The Department's response time is excellent. The Fire Department responds to calls within three minutes for 90 percent of the City.

Fire Stations

The four fire stations are located in strategic areas around the City:

Station No. 1, built in 1991, is located on Union Street near downtown. It is staffed by a minimum of eleven (11) firefighters manning one Sutphen pumper truck, one aerial truck, a 105' Sutphen aerial/pumper combination), one heavy-duty K.M.E. rescue truck and one A.L.S. Paramedic ambulance unit.

Station No. 2, located at 2332 N. Main St., is staffed by five (5) to six (6) firefighters at all times, manning one Sutphen pumper truck, and one A.L.S. Paramedic ambulance unit. If annexed, this would be the primary responding station since it is the nearest to the site.

Station No. 3, located at 333 E. Douglas Road, is staffed by eight (8) firefighters at all times, manning one Seagrave pumper truck, one 105' Pierce Quint aerial/pumper combination, and one A.L.S. Paramedic ambulance unit.
Station No. 4, located at 3000 Harrison Road, is staffed by 5 firefighters manning one Seagrave pumper truck, and one Battalion Chief Vehicle.

All engine and ladder Companies are certified advanced life support non-transport.

For the year 2016 out of 7,201 runs 5,191 or roughly 79% were medical in nature. The Mishawaka Fire Department restructured going to a three platoon system. With the addition of a third ambulance we were able to move ambulances out of one central location to be closer to the neighborhoods they served. This and the availability of paramedics on some engine companies have decreased the time in which it takes to start lifesaving interventions if needed. Engine and ladder companies also have Advanced E.M.T.'s on board who may begin vital treatment such as 12 lead E.K.G.'s, establishing I.V. lines, and administration of a handful of drugs. Once the ambulance arrives the paramedics take over in the continuum of care depending upon the severity of the call.

Equipment

Equipment for the department is very comparable with what is available to surrounding township departments, but the City's fire department offers other advantages not available to the township fire departments. By having 29-36 firefighters on duty at any given time Mishawaka is able to send more resources depending upon the nature of the call. The Mishawaka Fire Department has three ladder/pumper trucks available for emergencies. Two of these are in service at all times with the third being a reserve. Depending upon the location, some outside fire departments utilize mutual aid agreements in the event of the need for an aerial device.

The City maintains an eighteen (18) member Dive/Rescue team for water emergencies.

Training

The fire department undergoes year-round training in all areas of suppression, haz-mat emergency medical, inspection, water rescue, public education, confined space, high angle rescue, extrication and others.

In order to work on an ambulance, the State of Indiana requires personnel to be Emergency Medical Technicians (minimum training). Generally speaking, while employed with an ambulance service, employees have an opportunity to advance their skills. Training is offered at two additional levels, Advanced EMT, (IV therapy, cardiac monitoring) and Paramedic, (addition of several other medications). The EMS division is highly regarded by other services and municipalities in our area offering paramedic service.

All firefighters hired by the City of Mishawaka must become an Advanced level E.M.T within eighteen (18) months of hiring and maintain it throughout their career.

In the calendar year 2016 each firefighter took part in an average of 200+ hours of continuing education.

Complete training records for all personnel are available.

Fire Insurance Rating

Mishawaka maintains a Class 3 fire rating with the Insurance Services Office. The lower the number in the rating, the lower a homeowner's insurance policy could be. Thus, properties that are annexed into the city could see a reduction in property insurance.

During the last audit in November of 2012 Mishawaka's rating improved from 72.25% out of a maximum of 100% in 2003 to 78.65% out of 100% in 2012.

We are currently only 1.35% away from a Class two (2) designation of which there are only three (3) in the State of Indiana.

We are waiting for improvements as a result of the ongoing Public Safety Answering Point mergers and some other internal improvements to occur before we asked to be reevaluated by the I.S.O.

Of course, the only way to determine if a reduction will occur is to contact applicable insurance providers. Homeowner's insurance portion that is fire related would benefit the least while those of a business would have a much larger impact.

For comparison, many township departments have ratings of 7 to 9. After our next reevaluation we believe Mishawaka's fire insurance rating will be the same as the City of South Bend, which is a two (2).

Future Plans

Additional personnel will become necessary in the future as the City grows. This increase is due in part to the increased role the department plays as the first responder unit for medical and accident calls. Given the numerous locations of fire stations in the city, the Fire Department is able to respond to emergency medical and accident situations in a shorter period of time than the emergency medical units alone.

The next Station slated for major improvements is Station #2 located at 2332 North Main Street. Planning and funding are being researched now.

Plans are also underway to place a fourth A.L.S. Paramedic ambulance in service as future growth of the department allows.

Potential increases in personnel, equipment, and buildings, are evaluated on a continual basis. Although these increases represent the anticipated long term needs of the department, these increases are not needed in the short term to provide the consistent high level of service that has been historically provided to the city.

Citizen Programs

The fire department provides regular fire inspections for businesses located in the area, and home inspections upon request.

In 2016 the Fire Prevention Bureau performed 1,900 fire inspections of new and existing buildings in Mishawaka.

In addition, residents are encouraged to take part in the department's smoke detector giveaway and installation programs.

Fire Marshals give extinguisher demonstrations and emergency planning procedures upon request to businesses in the City. Participants use real extinguishers on mock up fires to prepare them for the real thing.

The department also participates in drive through flu clinics, C.P.R. classes, Triad pill drops, car seat installations and clinics throughout the year.

Costs Associated With Services

If annexed, the City of Mishawaka Fire Department is capable of providing a level of service for the area that is equal to the services currently provided for the City. Given the proximity of the proposed annexation area, the Fire Department does not require any additional funds than what have been allocated within the current city budget to provide these services. For general information purposes, a copy of the year 2017 budget has been included for reference.

CITY OF MISHAWAKA
2017 BUDGET

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES			
Salaries and Wages			6,458,748.00
411-01	Fire Chief	2,657.60	
411-02	Assistant Chief	2,449.77	
	Battalion Chief	2,395.31	
	Captains	2,277.80	
	Shift Supervisor	2,216.52	
	Lieutenant	2,214.60	
	Fire Inspector	2,194.78	
	Paramedics	2,194.78	
	Driver Operator	2,152.76	
	Master Firefighter	2,124.12	
	1st Class Firefighter	2,047.20	
	Civilian		
	Executive Secretary	1,258.80	
Other Personal Services			
411-12	Specialty Pay	200,000.00	
411-13	Out of Rank Pay	50,000.00	
411-60	Overtime	700,000.00	
411-66	Uniform Allowance 113 @ 1250	141,250.00	
411-67	Pension Equalization	16,100.00	
			1,107,350.00
Employee Benefits			
413-01	Social Security	17,000.00	
413-02	Medicare	112,000.00	
413-03	PERF-14.2%	40,000.00	
413-05	Health Insurance	2,230,000.00	
413-06	Life/Disability Insurance	6,500.00	
413-09	77 Pension 22.7%	1,225,000.00	
			3,630,500.00
			11,196,598.00

CITY OF MISHAWAKA
2017 BUDGET

FIRE/EMS DEPARTMENT
101-19

2 SUPPLIES			
Office Supplies			
421-90	Office Supplies	6,000.00	
Operating Supplies			
422-01	Operating Supplies	175,000.00	
422-03	Medical Supplies	125,000.00	
Other Supplies			
429-10	Public Education Training/ Seminar Supplies/Refreshments	6,000.00	
			312,000.00
3 OTHER SERVICES AND CHARGES			
Repairs and Maintenance			
436-01	Building/ Equipment Repair	100,000.00	
436-91	Laundry Maintenance	3,000.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	3,000.00	
			106,000.00
			11,614,598.00

PARKS AND RECREATION OPPORTUNITIES

Parks and Recreation

Mishawaka offers 27 public parks, each with its own unique natural attributes. For boating enthusiasts, there are four parks with boat launches into the St. Joseph River. East of the American Electric Dam by Capital Avenue, the river provides opportunities for water-skiers and sailors. Mishawaka parks also have an excellent swimming pool, splash pads, as well as accommodations for tennis and various field sports, including a very popular softball program. Disc golf is another popular park sport. The City also contains the Eberhart-Petro 18 hole municipal golf course located along the St. Joseph River.

Some Mishawaka parks contain attractive areas for walking and picnicking, and nearly all have playground equipment and play field areas. Three parks, Shiojiri Niwa, Battell, and the Robert Beutter Riverfront Park, have attractive landscape and water amenities and are routinely the place for weddings, special events, and family pictures. The parks in Mishawaka range in size from 0.2 acres to 90 acres for the Eberhart-Petro Golf Course.

The responsibility for development of the parks and recreation system for the City rests with the Board of Parks and Recreation. The Board consists of four members and a member from the Board of School Trustees and a member from the Library Board.

Staff and Equipment

The park office staff consists of the Superintendent, Office Coordinator, Program Coordinator, and Secretary. There are 4 Park Divisions (Recreation/Special Events, Golf, Aquatics/Ice Rink, and Landscape). 3 Have Division Directors and the Landscape Division is headed by the Landscape Manager.

The Mishawaka Parks Department provides budget support for its park maintenance through the Central Services Department, which manages all operations and maintenance staff and equipment for streets, parks, motor pool, and some electrical service vehicles.

Costs Associated With Services

All programs implemented through the Mishawaka Park and Recreation Department are available to all who wish to participate in them or rent the facilities. Listings of all park and recreation rates are available through the City of Mishawaka Park Department.

If annexed, the existing park system will continue to provide a level of service for the area that is equal to the services currently provided for the rest of the city. Resident services will begin immediately upon annexation.

For general information purposes, a copy of the year 2016 budget has been included for reference.

CITY OF MISHAWAKA
2017 BUDGET

PARK AND RECREATION
204-50

1 PERSONAL SERVICES			
Salaries and Wages			1,089,280.00
411-01	Department Head	2,467.78	
411-02	Regular Employees	466,302.00	
	Group 1: 14 @19.08*2080	19.08/hr	
411-03	Temporary/Summer Help	377,000.00	377,000.00
	Reimburse CS Assts. 1.25	63,060.00	
	Reimburse MVH director 5%	3,002.00	66,062.00
			1,532,342.00
Other Services Personal			
411-60	Overtime	30,000.00	
411-63	Longevity	11,500.00	
411-64	FTO	15,000.00	56,500.00
Employee Benefits			
413-01	Social Security	95,000.00	
413-02	Medicare	23,000.00	
413-03	PERF 14.2%	164,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Insurance Benefits	350,000.00	
413-06	Life Insurance	1,500.00	638,500.00
			2,227,342.00
2 SUPPLIES			
Office Supplies			
421-90	Office Supplies	8,000.00	
Operating Supplies			
422-02	Gas, Oil, Parts, etc.	73,000.00	
Other Supplies			
429-09	Merrifield Complex Supplies	30,000.00	
429-14	Maintenance Supplies	60,000.00	
429-15	Program Supplies	57,000.00	
429-18	Athletic Event Supplies	20,000.00	
429-20	Golf Course Supplies	30,000.00	
429-21	Concessions	60,000.00	
			338,000.00

CITY OF MISHAWAKA
2017 BUDGET

PARK AND RECREATION
204-50

3 OTHER SERVICES AND CHARGES

Professional Services			
431-09	Health Screenings/Vaccines	8,000.00	
Communication and Transportation			
432-02	Postage and Freight	2,000.00	
432-03	Travel and Training	3,000.00	
432-04	Telephone	7,000.00	
Printing and Advertising			
433-01	Printing/Newsletter etc.	11,500.00	
Insurance			
434-90	Insurance Premiums/Deductibles	120,000.00	
Utility Services			
435-01	MU/AEP Charges	370,000.00	
435-02	NIPSCO	30,000.00	
Repairs and Maintenance			
436-01	Equipment/Facility Repair	60,000.00	
436-90	Service Contracts	95,000.00	
Rentals			
437-05	Uniforms/Port-o-lets	11,500.00	
Other Services and Charges			
439-03	Subscription, Dues, etc.	1,400.00	
439-09	Miscellaneous/Charges	1,000.00	
439-18	Instructor Fees	30,500.00	
439-19	Official/Referee Fees	15,000.00	
439-21	Recreation Event/Entertainment	28,000.00	
439-93	Sales Tax	25,000.00	
			818,900.00
			3,384,242.00

CITY OF MISHAWAKA
2017 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

1 PERSONAL SERVICES			
Salaries and Wages			
411-03	Temporary Help	10,000.00	
			10,000.00
2 SUPPLIES			
Other Supplies			
429-09	Wilson Hill Supplies	15,000.00	
429-16	Golf Course Concessions	10,000.00	
429-17	Landscaping/Chemical Supplies	60,000.00	
429-92	Arbor Day Supplies	500.00	
			85,500.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-06	Consulting	75,000.00	
436-90	Animal Control	15,000.00	
Repairs and Maintenance			
436-20	Merrifield Pool and Rink Repair	25,000.00	
436-21	Wilson Building Repair	10,000.00	
436-22	Softball Field Maintenance	5,000.00	
			130,000.00
4 CAPITAL OUTLAYS			
Machinery and Equipment			
444-10	Golf Carts	75,000.00	
445-11	Irrigation Software	15,000.00	
445-11	Wilson Phone/Internet Software	2,500.00	
445-06	Leaf Vac	45,000.00	
			137,500.00
			363,000.00

POLICE AND CRIME PREVENTION

The City of Mishawaka's Police Department provides residents with professional public protection and safety, helping keep the city's crime rate low. The officers are among the area's most well-trained, receiving the best training, using top-of-the-line equipment and offering personal service to Mishawaka residents.

Staffing

There are currently a total of 7 full time civilians within the Mishawaka Police Department, and are budgeted for 106 sworn officers. The Department has 23 officers on the day shift, 25 on the afternoon shift, and 23 on midnights, making for a total of 71 officers in the Uniform Division.

Because of a State Mandate, effective on January 1, 2015, the four dispatch centers in St. Joseph County (including the Mishawaka Public Safety Dispatch Center) were required to consolidate into two Dispatch Centers. The former Mishawaka Police Dispatchers are now employed by St. Joseph County; hence the reduction in civilian employees for the MPD.

There are also 9 officers in the Investigative Division and 6 officers assigned to special duty (special crimes, domestic violence, school resource, etc.)

All police officers in the State are required to successfully complete the basic program at the Indiana Law Enforcement Academy within the first year of employment. This is a 15-week program. Current ILEA standards require each Officer to complete 24 hours of service training per year. The Mishawaka Police Department averages 64 hours of training, compared with minimums of 24+ statewide.

Equipment

The Police Department has a take-home patrol car program. Currently, there are 103 take-home vehicles. Each car contains standard first aid equipment for immediate response. Each officer is also well equipped with standard equipment such as side-arms, shotguns, Tasers. and body armor. All officers have been provided with digital cameras for recording accident and crime scenes. In addition, 22 cars are equipped with video cameras to record events on patrol. The City provides for the continual maintenance, repair, and replacement of equipment. Standard equipment items such as cars and firearms are on a set replacement schedule for both reliability and performance.

Several years ago the City purchased a radar trailer, which detects a motorist's speed and flashes it on a screen, for $9,000. This equipment assists in controlling speed by making motorists aware of their current rate of travel. This equipment can also specifically be used in the annexation area.

The Police Department has three School Resource officers available with School City of Mishawaka. One officer is assigned to Mishawaka High School, one officer is assigned to John Young Middle School and one is assigned to the elementary schools. The cost of these officers is shared with School City.

The Community Relations Unit

The Community Relations Officers handle various public relationship events such as Neighborhood Watch meetings, MPD tours for boy scouts and schools, reading to kids, bike safety rodeos, and participating in Tri-Ad Senior Citizens Organization. The unit is partnered with Nixle.com (a California-based Internet messaging-service provider). This provider offers a standardized, secure, and certified communication platform for local police departments, municipalities, and their agencies to communicate important, neighborhood-level information to the residents of their communities. This has been a great success with improving how we get crime information and other important information out to the public. The unit also handles neighborhood complaints, such as drug houses, speeding, neighbor disputes, and other "quality of life" issues.

Street Crimes Unit

The Street Crimes Unit was implemented in July of 2009. The goal of this Unit is to concentrate efforts in high crime areas of the city and work in conjunction with the Police Department's Investigative Division to identify criminals and solve crimes. So far, the SCU has worked very hard at their mission and has proven to be quite a success. Because of their determination and self-motivation, the Unit has taken several criminals, weapons and drugs off the streets and has seen crime decrease in the high crime neighborhoods.

Riverwalk Beat

A "Riverwalk beat" was implemented in 2015 and determined to very successful. Several methods of patrol have been utilized, including the Kawasaki mule, bicycles and motorcycle. The extra patrols have minimized reported vandalism that was seen in previous years. The renovation of Central Park has brought an increase of visitors to both the park and Riverwalk. The MPD continues its patrol efforts in the parks enhanced with the installation of a video camera surveillance system throughout the Riverwalk, Beutter and Central Park. Several emergency call boxes will also be installed, thus enhancing the safety of all Riverwalk users.

CAPS Program

The Citizens in Alliance with Police (CAPS) Program has much success in patrolling the Riverwalk and City parks and has expanded to two teams of volunteers that can be seen on the weekends.

Response Time and Crime Statistics

On average, the Mishawaka Police Department responds to critical incidents within three to five minutes. This is comparable to three to seven minutes in South Bend. South Bend has a modestly larger coverage area. Response times for the county were not available; however, with the St. Joseph County Police Department's much larger coverage area per officer, it is anticipated that the response time within the City of Mishawaka is significantly lower than in the county.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as assaults, burglaries and arsons have dropped from 2015 to 2016. There were increases in rapes, robberies, larcenies and auto thefts between 2015 and 2016. Overall there was a 2% decrease in crime in 2015. Mishawaka had 2 homicides in 2016. In 2015 there were also 2 homicides.

For general information purposes, a copy of the year 2017 budget has been included for reference. The budget itemizes the costs of providing services for the entire city.

Costs Associated with Services

If annexed, the City of Mishawaka Police Department is capable of providing a level of service for the area that is equal to the services currently provided within the City of Mishawaka. The Police Department does not require any additional funds than what has been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation.

CITY OF MISHAWAKA
2017 BUDGET

POLICE DEPARTMENT
101-20

1 PERSONAL SERVICES				
Salaries and Wages				6,386,806.00
411-01	Police Chief		2,674.66	
411-02	Assistant Chief		2,466.76	
	Captains		2,255.32	
	Lieutenants		2,211.89	
	Sergeants		2,169.83	
	1st Class Patrol Officer		2,141.19	
	2nd Class Patrol Officer		2,064.26	
	Civilians			
	Executive Secretary		1,258.80	
	Administrative Secretary		1,248.01	
	Secretary		1,230.95	
	Parking Personnel		1,230.95	
	Property Manager		1,387.61	
	Services Administrator		1,434.22	
	Crossing Guards	21 pays	344.99	
411-03	Substitute Crossing Guard		$20/hr	
	Temporary Help/Part-time		$7.25-$25.00	
Other Personal Services				
411-60	Overtime/ Court-time Officer-Non Officer		500,000.00	
411-66	Uniform Allowance			
	1 @ 600, 106 @ 2050		217,900.00	
	Equipment Allowance		30,000.00	
				747,900.00
Employee Benefits				
413-01	Social Security		26,000.00	
413-02	Medicare		104,000.00	
413-03	PERF 14.2%		34,000.00	
413-05	Health Insurance		2,220,000.00	
413-06	Life Insurance		6,100.00	
413-10	77 Pension 21.7%		1,166,000.00	
				3,556,100.00
				10,690,806.00

CITY OF MISHAWAKA
2017 BUDGET

POLICE DEPARTMENT
101-20

2 SUPPLIES			
Operating Supplies			
422-01	Operating Supplies	35,000.00	
Other Supplies			
429-11	Seminars/ Community Relations	1,000.00	
			36,000.00
3 OTHER SERVICES AND CHARGES			
Communication and Transportation			
432-03	Travel and Training	2,000.00	
Printing and Advertising			
433-01	Printing	1,800.00	
Repairs and Maintenance			
436-01	Building Repair/ Maintenance Service Contracts	90,000.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	3,000.00	
439-11	Special Expense	13,000.00	
439-12	Canine Expenses	3,000.00	
439-16	Crime Stoppers Program	5,000.00	
			117,800.00
			10,844,606.00

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sewer Infrastructure

An existing 10" diameter gravity sanitary sewer main is parallel to the north right-of-way line for McKinley Avenue and terminates on the east corner of 916 E. McKinley frontage. Since 914 E. McKinley is located on the same parcel as 916 E. McKinley and proposed to be incorporated into the development with the same ownership, the sanitary sewer for 914 E. McKinley will be connected though the same point as 916 E. McKinley. Due to the 4 foot depth of the existing sanitary sewer main at the connecting point, a private lift station and small diameter forcemain will most likely be required for this connection. All costs associated with sanitary sewer connections are the developer's responsibility. The existing gravity system connects to a gravity system that ultimately discharges to the City of Mishawaka's Waste Water Treatment Plant. Capacity is available in the current sanitary sewer system to easily accommodate the proposed expanded commercial use from this proposed development.

Existing Road/Transportation Infrastructure

McKinley Avenue is a two lane section, one travel lane in each direction. The Parcel's take their only access from the McKinley Avenue Frontage. The developer is required to dedicate, if not already dedicated, any right-of-way for a total of 40LF measured from centerline for the length of the McKinley Avenue frontage. With any proposed additional development to the parcel, a deceleration lane and passing blister may be required to be constructed by the developer. However, these requirements will be evaluated once the site configuration and drive approach location with respect to existing neighboring parcels is submitted for review and comment with proposed site plan development.

Existing Storm Sewer/Drainage Infrastructure

Regarding any new development or redevelopment, sites are required to retain the stormwater generated by the development on site at the rate of the 100-year return storm frequency. This requirement provides significant protection to both existing properties and proposed developments regarding the impact of stormwater run-off. Several different engineering methods are considered acceptable by the City of Mishawaka to calculate this requirement. The simplest method of calculation is using the one-line rational equation. However, the Rational Method, Curve Number Method, and Tr-55 Method are also acceptable and tend to be more advanced, taking into consideration the percolation rate of soil types and ratios of developed impervious surfaces. The choice of one method over another typically is due to factors of site size, soil type, and design preference.

Specifically, this area historically has high groundwater that typically fluctuates and therefore will make the percolation methods of stormwater management more critical. This means that management methods utilizing drrwells and aggregate-perforated pipe may not be acceptable. Also, there is a potential that wetlands exist in this area that may need to be identified. Therefore, the designer will need to evaluate these unique features when determining the stormwater storage requirements for any proposed site improvements and corresponding management system. Finally, the developer is required to bear all costs associated with stormwater management.

Planned Capital Expenditures, Staff and Rates

If annexed, the City of Mishawaka Engineering and Sewer Maintenance Departments will not be responsible for maintenance of streets, storm sewers, or sanitary sewer systems within this development. However, any planned improvements of the adjacent streets and/or sewer infrastructure that are constructed within the public right of way and meet the City's Construction Standards, will be accepted by the Board of Public Works for public maintenance. The Engineering and Sewer Maintenance Departments do not require any additional funds than what is currently allocated within the present City budget. For general information, the repair and maintenance of sanitary sewers is supported by rates paid by its users. Otherwise, as a general percentage of City expenditures, approximately 15 cents of every dollar of the City budget is allocated for street and storm sewer expenditures.

Personal Service Programs

The Engineering Department works closely with the Mishawaka Utilities Sewer Maintenance Department regarding the maintenance of the City sewer system. We maintain construction records for all sanitary and storm sewers and providing technical and administrative assistance on sewer repairs and for the Sewer Lateral Insurance Program that was initiated in 1986.

Specifically, the Sewer Lateral Insurance Program covers each single-family residential homeowner on the public sewer system within the City of Mishawaka. For a $1.50 monthly fee (included on homeowner's Mishawaka Utilities sewer bill), the homeowner is protected from paying catastrophic sanitary sewer repair costs for the portion of sewer lateral between the street right-of-way and outside of foundation wall of the home. Currently, this annexation area proposes a commercial use, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2017 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES			
Salaries and Wages			317,330.00
411-01	Director of Engineering	2,852.40	
411-02	Assistant Director	2,358.67	
	Project Coordinator	1,431.16	
	Project Manager	1,990.57	
	Traffic Manager	1,939.60	
	Office Manager	1,248.01	
Other Personal Services			
411-65	PE Certification	192.31	
2 SUPPLIES			
Office Supplies			
421-90	General Supplies	4,000.00	
			4,000.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-06	Consulting	5,000.00	
Communication and Transportation			
432-03	Travel and Training	1,750.00	
Repairs and Maintenance			
436-01	Equipment Repair	2,500.00	
Other Services and Charges			
439-03	Subscriptions, Dues, etc.	1,000.00	
			10,250.00
			331,580.00

STREET DEPARTMENT

The Mishawaka Street Department, with its large staff and several trucks and multiple pieces of equipment, constantly maintains the City's streets and is prompt at answering to emergencies.

Staffing

The Mishawaka Street Department, headed by the Street Commissioner, has 32 union employees, two clerical personnel and two assistant street commissioners. The telephone is staffed 24 hours a day, and one manager is on call at all times, so that most emergencies can be handled in less than one hour.

Equipment

The Department uses 3 tandem axle and 11 single-axle trucks for the majority of the City's snow plowing. The Department also has 12 4-wheel drive trucks used for plowing smaller streets.

If the need arises during a winter storm, the Department also can call upon the Utilities and Parks departments to help supplement the snow removal efforts.

Along with the three loaders, two graders and the help of the manpower and equipment from other departments, the City can put a total of seven loaders, five backhoes and four additional trucks on the road to help remove snow. St. Joseph County does not have as many resources and has a larger area to plow; therefore, it takes the county longer to clear their roads.

Services

The City's leaf pick-up program is completed on a weekly basis every fall, compared with the County's leaf pick-up program, which is done by quadrants.

The City also has an aggressive street sweeping schedule, with all streets swept every 10 days. The County does little street sweeping.

Also, in the event of a wind storm that blows trees into streets, the City can have the street re-opened, in most cases, in less than an hour. The county can take six to eight hours, as evidenced by calls from residents on streets just outside the City's boundaries.

Costs Associated with Services

If annexed, the City of Mishawaka Street Department is capable of providing a level of service for the area that is equal to the services currently provided for similar geographic areas within the City of Mishawaka. Given the proximity of the proposed annexation area, bordered to the south and east by the existing City limits, the Street Department does not require any additional funds than what have been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation. Services will begin within one year of the date of annexation as required by law.

For general information purposes, a copy of the year 2016 budget has been included for reference.

CITY OF MISHAWAKA
2017 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES			
Salaries and Wages			625,953.00
411-02	Assistant	1,940.31	
	Fleet Maintenance Technician	20.11/hr	
	Group 1	19.08/hr	
	PT maintenance	11.00/hr	
	Reimburse MVH Director 5%	3,002.00	
Other Services Personal			
411-60	Overtime	15,000.00	
411-63	Longevity	6,000.00	
			21,000.00
			646,953.00
2 SUPPLIES			
Office Supplies			
421-90	Office Supplies	2,000.00	
Operating Supplies			
422-02	Gas, Oil, etc.	800,000.00	
422-05	Equipment/ Vehicle/Maint Supplies	110,000.00	
Other Supplies			
429-08	Uniform/ Supplies	4,250.00	
			916,250.00
3 OTHER SERVICES AND CHARGES			
Professional Services			
431-09	Health Screenings/ Vaccines	1,000.00	
Communication and Transportation			
432-03	Travel and Training	1,500.00	
Repairs and Maintenance			
436-01	Building Repair / Equipment/Maint	70,000.00	
Rentals			
437-05	Uniforms	5,000.00	
Other Services and Charges			
439-09	Miscellaneous Charges	2,500.00	
			80,000.00
			1,643,203.00

CITY OF MISHAWAKA
2017 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1 PERSONAL SERVICES				
	Salaries and Wages			1,472,660.00
	411-01	Street Commissioner	2,309.51	
	411-02	Office Manager	1,248.01	
		Secretary	1,230.95	
		Group 1: 32 @ 19.08*2080	19.08/hr	
		CS reimburse 1.55 for assts.	78,195.00	
	Other Services Personal			
	411-60	Overtime	80,000.00	
	411-63	Longevity	17,000.00	
	411-64	FTO (Flexible Time Off) Plan	8,000.00	
				105,000.00
	Employee Benefits			
	413-01	Social Security	93,000.00	
	413-02	Medicare	21,750.00	
	413-03	PERF 14.2%	213,000.00	
	413-04	Unemployment	5,000.00	
	413-05	Employee Ins Benefits	520,000.00	
	413-06	Life Insurance	2,250.00	
				855,000.00
				2,432,660.00
2 SUPPLIES				
	Office Supplies			
	421-90	Office Supplies	1,500.00	
	Operating Supplies			
	422-02	Gas, Oil, etc.	100,000.00	
	Repair and Maintenance Supplies			
	423-03	Equipment/ Parts, Supplies	175,000.00	
	Other Supplies			
	429-08	Uniform Supplies	5,000.00	
	429-13	Traffic Supplies	35,000.00	
				316,500.00

CITY OF MISHAWAKA
2017 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

3 OTHER SERVICE AND CHARGES

Professional Services			
431-09	Health Screenings/ Vaccines	5,000.00	
Communication and Transportation			
432-03	Travel and Training	5,000.00	
432-04	Telephone/ Paging	7,500.00	
Printing and Advertising			
433-02	Publications	500.00	
Insurance			
434-90	Insurance Premiums/Deductibles	150,000.00	
Utility Service			
435-01	MU Charges	135,000.00	
435-02	NIPSCO	100,000.00	
Repairs and Maintenance			
436-01	Building/ Equipment Repair	200,000.00	
Rentals			
437-05	Uniforms	8,000.00	
Other Services and Charges			
439-09	Miscellaneous Charges	3,000.00	
			614,000.00
			3,363,160.00

LOCAL ROAD AND STREET
202-50

4 CAPITAL OUTLAYS

Improvements other than Buildings

442-01	Street Repair/Summer Program	500,000.00	
			500,000.00

LOIT SPECIAL DISTRIBUTION
257-50

4 Machinery and Equipment

445-02	Street Equipment	140,000.00	
			140,000.00

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services
Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is $13.86. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of $11.09 per month is provided for senior citizens.

Similar to the county and other municipalities, trash removal services are not offered to multiple family developments, commercial, or industrial businesses. The waste stream generated from these uses varies widely and usually require private dumpsters. These uses are required to contract for services through private trash contractors. Given that portion of the proposed annexation is an industrial facility; waste disposal will be the responsibility of the property owner with no involvement from the City.

Leaf pick-up and Fifth Street recycling center
The leaf pick-up and Christmas tree pick-up programs are done through the City's street department. The Fifth Street recycling center is run by the Solid Waste Management District. It is open to all residents and non-residents for disposal of hazardous materials, such as paint and household chemicals tires and electronics. The Fifth Street Recycling Center offers Organic recycling for residents of Mishawaka only. Brush, Grass and Leaves may be brought in, by residents at no charge.

WASTEWATER

Services

Services are provided by the Mishawaka Wastewater Division 24-hours a day. There are at least two operators staffing the facility at all times. Additionally, maintenance technicians can be called in during off-hours to respond to emergencies. The thirty remote sewage lift stations are continuously monitored by radio telemetry.

Facilities

Mishawaka's wastewater treatment plant is a Class IV facility that was recently expanded to provide an average design capacity of 20 million gallons per day (MGD). The peak design capacity is 42 MGD. The plant is designed to operate in the conventional activated sludge mode. Single stage nitrification is achieved in the activated sludge process to convert ammonia to nitrate. Phosphorus is removed both biologically and by chemical precipitation using ferrous chloride. Solids generated in the treatment process are anaerobically digested and mechanically dewatered. These biosolids are land applied on area farm fields for soil conditioning and fertilizing. The treated effluent from the facility is disinfected with sodium hypochlorite, then treated with sodium bisulfite to remove any chlorine residual. The dechlorinated effluent is aerated to add dissolved oxygen.

For the year 2016 an average flow of 10.57 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff

Twenty six people staff the wastewater utility. There are 5 managers/supervisors, 4 chemists, 9 operators, 6 maintenance technicians, 1 biosolids technician, and 1 pretreatment technician. At least two operators are on duty at all times.

Support Personnel

The Wastewater Division relies on the Mishawaka Utilities Business Office for support functions such as billing, budget tracking, and customer service. The City's Engineering Division works closely with the Wastewater Division on plan reviews for sewer and lift station additions. Consulting engineering firms are used to design improvements and for comprehensive studies.

Planned Capital Improvements for 2016 and Beyond

A $42 million upgrade was completed in mid 2008 for the wastewater utility. This upgrade was necessary to provide capacity for service area growth and to address the CSO requirements established in Mishawaka's NPDES permit and CSO control regulations. The upgrade increased both the dry weather flow capacity and the plant's capability to treat wet weather flows. Construction began in November 2005 and was substantially complete in June 2008.

The capital improvements increased the wastewater treatment plant's capacity from 12 MGD to 20 MGD. The hydraulic peak capacity increased from 24 MGD to 42 MGD. The scope of the wastewater treatment plant improvements include the following elements:

- Parallel 60-inch interceptor sewer from CSO 009 to treatment plant
- Influent Pump Station Expansion
- Additional Fine Screen
- New Grit Separation and Washing Equipment
- New Scum Concentrating Equipment
- Addition of Two New Grit Removal Tanks
- Addition of Two New Primary Clarifiers
- Addition of Two New Aeration Tanks
- Addition of Two New Final Clarifiers
- Addition of Chlorine Contact Tank
- Conversion From Gaseous Chlorine and Sulfur Dioxide to Liquid Sodium Hypochlorite and Sodium Bisulfite Disinfection
- Rehabilitation of Ferrous Chloride Storage and Feed System
- Addition of two WAS Gravity Belt Thickener

- Addition of a second belt filter press for biosolids dewatering
- New Anaerobic Digester and Rehabilitation of Existing Digesters Including New Covers
- Modifications to the Plant Electrical Feed
- Installation of a high efficiency turbo aeration blower
- New Process Air Blower Equipment
- Administration Building Modifications
- Expansion of Maintenance Facilities
- Site Landscaping

Future capital improvements are focused on the Combined Sewer Overflow Long Term Control Plan and will consist mainly of sewer system improvements to convey greater volumes of wet weather flow to the Wastewater Plant for treatment as well as sewer separation.

Statistical Information
Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2015 the average removals and effluent concentrations were as follows:

	Percent Removal	Effluent Concentration mg/l
CBOD	98%	<2.0
Total Suspended Solids	98%	<2.6
Phosphorus	82%	0.56
Ammonia Nitrogen	94%	<0.8

During 2016 there were 3 exceedances of NPDES permit effluent limitations. Two were for exceeding effluent chlorine residual limits and one was an exceedance of the E.coli effluent limit.

Costs Associated with Services
Mishawaka Utilities Wastewater Division is predominately supported through revenue generated by the rates charged to customers. 2005 was the first full year of construction of the Wastewater Treatment Plant Upgrade and Expansion. The project was completed in June of 2008. The City financed $41.9 million for the plant improvements through a low interest State Revolving Fund Program loan, which will save considerable interest expense throughout the twenty year life of the loan. The expansion serves the dual purpose of providing capacity for continued growth in the community and will cut annual combined sewer overflow (CSO) volume in-half. Because a portion of the expanded capacity will serve growth in the Northwest TIF area, TIF funding has been pledged to the Wastewater Division to assist in funding debt service payments. An annual TIF distribution of $3.36 million reduces the rate increases necessary to fund the expansion's bond payments.

Residents of St. Joseph County who have access to city sanitary sewer pay the same sewer rate provided to residents of the city. However, Wastewater Utility customers whose premises are served by the utility and are located within the City limits shall receive a credit applied towards their monthly sewer bill in recognition of the portion of the principal and interest on Wastewater Utility bonds paid by the City from TIF revenues. City sewer facilities are available to the proposed annexation area and will have no impact on the level of service provided by the city. Mishawaka Utilities currently provides a level of service for the area that is equal to the rest of the City. No additional Wastewater Division capital expenditures are required in association with this proposed annexation.

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - OPERATING REVENUE

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
OPERATING REVENUE:			
Commercial/Industrial Sales	$5,900,000	$5,966,837	$5,966,837
Residential Sales	5,935,090	$5,980,478	5,980,477
Municipal Sales	270,615	$276,418	276,418
Commercial Pretreatment Sales	89,070	$91,226	91,225
Industrial Pretreatment Sales	28,205	$40,992	40,992
Municipal Pretreatment Sales	2,087	$2,131	2,130
Penalty	179,705	$173,727	173,727
Penalty/Pretreatment	494	$453	452
Interest Income	44,289	$106,310	50,000
Connection Fees	57,672	$89,069	60,000
Inspection Fees	3,938	$10,169	6,000
T. I. F. Credit	3,360,000	$3,360,000	3,360,000
Miscellaneous Revenue	3,738	$15,730	40,136
Transfer	1,200,000	$1,200,000	1,400,000
Total Operating Revenues	**$17,074,903**	**$16,113,540**	**$17,448,394**

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - OPERATING EXPENSES

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$1,439,844	$1,415,379	$1,420,672
Social Security Taxes	110,148	$108,276	108,681
Pension Benefits	241,860	$218,400	241,860
Fringe Benefits	700,724	$672,624	700,724
Operation Supplies/Maintenance	60,000	$41,412	50,000
Electricity	450,000	$434,936	450,000
Natural Gas	70,000	$47,199	60,000
Water	80,000	$70,155	75,000
Lab Supplies/Equipment	27,000	$26,234	27,000
Outside Lab Analysis	13,000	$12,622	13,000
Hypochlorite Solution	35,000	$33,641	35,000
Sodium Bisulfite	50,000	$40,210	45,000
Polymer	80,000	$83,000	80,000
Ferrous Chloride & Parts	40,000	$37,746	40,000
Transportation Expense	10,000	$2,623	8,000
Pretreatment Materials	500	$0	500
Disinfection Equipment	3,000	$2,876	3,000
Digester System	7,000	$8,213	7,000
Primary Tank	5,000	$10,518	5,000
Secondary Tank	2,500	$8,328	7,500
Grit System	5,000	$3,180	5,000
Screening Equipment	4,000	$606	2,500
Blowers	2,000	$12,253	8,000
Pumps & Motors	15,000	$25,519	15,000
Buildings & Grounds	25,000	$9,818	25,000
Equipment	8,000	$2,714	4,000
Sludge Thickening	2,500	$756	2,500
Biosolids Dewatering	15,000	$23,603	25,000
Biosolids Land Application	90,000	$86,554	90,000
Lift Station Maintenance	10,000	$11,961	10,000
SCADA - Telemetry System	10,000	$8,500	10,000
Office Supplies/Equipment Maint.	5,000	$4,736	7,500
Permit Fees	14,750	$11,700	14,750
Legal/Professional/Contract Svcs	125,000	$82,385	100,000
Safety Equipment/Expense	3,000	$0	3,000
Education /Travel / Dues & Fees	11,000	$8,755	11,000
Uniforms	10,000	$11,551	10,000
Motorola Lease	18,332	$18,332	18,332
Property Insurance	200,400	$200,400	202,404
Debt Service	6,902,641	$6,902,641	6,911,710
PiLoT	1,671,763	$1,671,763	1,842,101
Miscellaneous General Expense	5,000	$5,354	5,000
Total Operating Expenses	$12,578,962	$12,377,473	$12,700,734
% of Revenue	73.7%	76.8%	72.8%
Support Services Allocation	$845,874	$744,812	$841,789
% of Revenue	5.0%	4.6%	4.8%
Total Net Expenses	$13,424,836	$13,122,285	$13,542,523
% of Revenue	78.6%	81.4%	77.6%

SEWER MAINTENANCE DEPARTMENT
OPERATING EXPENSES

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$840,756	$838,834	$844,114
Social Security Taxes	64,317	$64,170	67,020
PERF	119,380	$102,720	119,380
Health/Life/ Insurance/EAP	421,885	$357,869	421,885
Insurance - Workers Comp	41,400	$41,400	41,814
Uniform Expense	8,800	$7,570	8,800
Equipment Maintenance	45,000	$60,000	60,000
Transportation Expense	50,000	$20,918	40,000
Sewer Line Maintenance	275,000	$120,000	275,000
Education/Travel	12,000	$1,500	6,000
Dues/Fees/Subscriptions	100	$0	100
Motorola Lease	14,258	$14,258	15,000
Equipment Rental	500	$0	500
Office Supplies/Equipment	3,000	$1,457	3,000
Safety Equipment	3,000	$2,570	3,000
Tools	1,500	$778	1,000
Buildings & Grounds/Utilities	12,000	$1,942	15,000
Miscellaneous Expense	6,500	$2,314	5,000
Technology	10,000	$5,218	30,000
Total Operating Expenses	**$1,929,396**	**$1,638,300**	**$1,956,613**
% of Revenue	11.3%	10.2%	11.2%

SEWER MAINTENANCE DEPARTMENT
CAPITAL EXPENDITURES

11:16 AM11/10/2016

	2016 Budget	2016 Actual	2017 Budget
CAPITAL EXPENDITURES:			
Equipment Purchased	$0	$0	$0
Machinery & Equipment	0	$0	0
Camera Equipment	0	$0	0
Sewer Repair/Replace	350,000	$0	350,000
Pipe Lining/Rehab	680,000	$678,000	850,000
Transportation Equipment	0	$0	0
Office Equipment	0	$0	0
Moving Expense	0	$0	0
		$0	
Total Capital Expenditures	**$1,030,000**	**$678,000**	**$1,200,000**
Total Sewer Dept Expenses	**$2,959,396**	**$2,316,300**	**$3,156,613**
% of Wastewater Revenue	17.3%	14.4%	18.1%

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - CAPITAL EXPENDITURES

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
CAPITAL EXPENDITURES:			
Sludge Dewatering	0	$0	100,000
Lift Station Structures	200,000	$0	369,000
Plant Structures and Improvements	0	$0	0
Digester Mechanism	0	$0	0
Primary Tank Mechanism	100,000	$119,000	13,000
Secondary Tank Mechanism	320,000	$9,300	50,000
Laboratory Equipment	0	$0	0
Pretreatment Equipment	0	$0	0
Plant Auxiliary Equipment	0	$0	0
Safety Equipment	35,000	$1,300	50,000
Computer Equipment	0	$0	0
Computer Software	0	$0	0
Transportation Equipment	0	$0	70,000
Total Capital Expenditures	**$655,000**	**$129,600**	**$652,000**
% of Revenue	3.8%	0.8%	3.7%

MISHAWAKA WASTEWATER UTILITY
COMPARATIVE BUDGET - DIVISION SUMMARY

11:16 AM11/10/2016

	2016 Budget	2016 Estimated	2017 Budget
Gross Revenue	**$17,074,903**	**$16,113,540**	**$17,448,394**
Wastewater Operating Expenses	$13,424,836	$13,122,285	$13,542,523
Sewer Operating Expenses	1,929,396	1,638,300	1,956,613
Net Expenses	**$15,354,232**	**$14,760,585**	**$15,499,136**
Capital	$1,685,000	$807,600	$1,852,000
Total Net Budget	**$17,039,232**	**$15,568,185**	**$17,351,136**
% of Gross Revenue	99.8%	96.6%	99.4%
NET Surplus/Deficit	**$35,672**	**$545,355**	**$97,258**
% of Gross Revenue	0.2%	3.4%	0.6%

WATER SERVICE

Water Utilities
The Mishawaka Utilities Water Division is a medium-sized public water utility that serves a population and area larger than just the City of Mishawaka. The combined well fields average about 7 million gallons pumped each day, with a peak daily rate of 25 mgd and a maximum capacity of 32 mgd. The water is treated with chlorine, fluoride and phosphate and is regularly and comprehensively tested in accordance with state and federal regulations. The city public water supply consistently exceeds the strict standards set forth by the United States Environmental Protection Agency and the Indiana Department of Environmental Management.

Serving the Proposed Annexation Area
An existing twelve (12) inch distribution main is located on the North side of McKinley off the edge of the road in the proposed annexation area at 914 East McKinley.. There appears to be a 5/8" service on the property in a meter pit. There is a fire hydrant located at the front of the property. The Water Department can make a new tap(s) as needed.

The costs associated with the extension of water service to the individual property, including tap fees, are paid by developer's/property owners, and are not paid by Mishawaka Utilities. For existing properties with wells, a 1-inch copper service line is typically provided to the property line for future connection. Similar to other areas of the city, the customer would be required to pay for the tap in order to use the service. The property owner also would be responsible to run the service from the property line to the house and install a meter setter in accordance with Water Division standards.

Staff and Services
The Mishawaka Utilities Water Division has a 24-hour emergency answering service line, which calls the supervisor on duty on a cellular telephone. Crews generally report on site within an hour of an emergency. On average, service outages only last about three hours.

There are a total of twenty-nine (29) employees in the Water Division consisting of twenty (20) union employees and nine (9) salaried personnel. An additional administrative staff of four (4) people and an office staff of twenty-three (23) carries out all billing and clerical work for both the electric and water divisions.

The Water Division has twenty-seven (27) vehicles and eight (8) large specialized pieces of equipment to serve the area.

Services to Residents
The Mishawaka Utilities Water Division provides three programs to replace lead services within the City's water system.

1. The Division replaces any lead service that is in need of repair.
2. The Division replaces any lead service to a current customer when the customer replaces the line from the street shut-off to the house.
3. The Division replaces any lead service that is not currently in use by a customer at a reduced cost to customer when a new structure is built.

Services to Residents – (Cont.)
The Division has no benefits geared strictly toward senior citizens, but it does accept money from the Project Safe program, provided by Real Services. Real Services provides state funds to pay utility bills of low-income families that fall within a certain income range. The low-income families must fill out an application, at the Real Services office, to become eligible for this benefit.

Costs Associated with Services
Mishawaka Utilities Water Division is not supported by tax dollars, but rather through revenue generated by the sales of water to its consumers. All costs associated with providing water service are rate generated. No tax dollars are used to provide this service. If annexed, Mishawaka Utilities is capable of providing a level of service for the area that is equal to the services currently provided within the City.

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-OPERATING REVENUE

	2016 Budget	2016 Estimated	2017 Budget
OPERATING REVENUE:			
Unmetered Sales	$4,200	$5,541	$6,000
Residential Metered Sales	3,310,000	$3,026,549	3,461,544
Commercial Metered Sales	2,985,000	$2,818,857	3,000,000
Public Fire Protection	525,000	$453,208	500,000
Private Fire Protection	1,320,000	$1,226,222	1,400,000
Other Sales/Public Authorities	288,000	$229,978	240,000
Penalty	49,992	$37,639	42,000
Interest Income	19,992	$36,902	40,000
Water Tower Attachments	50,737	$72,365	75,000
Miscellaneous Revenue	300,000	$405,374	450,000
Total Operating Revenues	**$8,852,921**	**$8,312,635**	**$9,214,544**
Advances/Construction	$700,000	$450,000	$650,000
Total Operating Revenues	**$9,552,921**	**$8,762,635**	**$9,864,544**

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-OPERATING EXPENSES

	2016 Budget	2016 Estimated	2017 Budget
OPERATING EXPENSES:			
Salaries & Wages	$1,633,500	$1,555,039	$1,574,576
Social Security Taxes	124,962	$118,960	120,455
Pension Benefits	272,200	$210,600	272,200
Fringe Benefits	718,455	$528,324	718,455
Electricity	700,000	$616,259	650,000
Natural Gas Purchases	70,000	$33,386	50,000
Chemicals/Water Treatment	250,000	$185,374	250,000
Materials & Supplies	337,000	$329,655	375,000
Contractual Svcs/Accounting	3,000	$13,000	3,000
Contractual Svcs/Legal	3,000	$0	3,000
Contractual Svcs/Professional	650,000	$438,711	740,000
Equipment Rental	7,000	$1,376	5,000
Transportation Expense	100,000	$72,497	90,000
Insurance: Property, Auto, WC	176,500	$176,500	178,265
Motorola Lease	67,218	$67,218	67,218
Education/Travel	6,000	$3,951	4,000
Dues, Fees, Subscriptions	38,000	$27,338	35,000
Indiana Gross Income Tax	100,000	$90,547	100,000
PiLoT	597,790	$597,790	649,324
Debt Service	2,015,372	$2,015,372	2,013,183
Total Operating Expenses	**$7,869,997**	**$7,081,897**	**$7,898,676**
% of Revenue	82.4%	80.8%	80.1%
Support Services Allocation	$845,874	$744,812	$841,789
% of Revenue	8.9%	8.5%	8.5%
Total Net Expense	**$8,715,871**	**$7,826,709**	**$8,740,465**
% of Revenue	91.2%	89.3%	88.6%

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-CAPITAL EXPENDITURES

	2016 Budget	2016 Estimated	2017 Budget
CAPITAL EXPENDITURES:			
Structures & Improvements	$100,000	$107,000	$70,000
Wells & Springs/Supply Mains	25,000	$0	50,000
Pumping Equipment	45,000	$34,000	25,000
Water Treatment Equipment	37,000	$16,000	80,000
Trans/Distribution Mains	160,000	$150,097	200,000
Meters/Meter Installations	135,000	$145,000	150,000
Hydrants	30,000	$28,526	40,000
Other Plt & Misc. Equip-Water Treat	25,000	$28,000	30,500
Office Furn/Equip/Computer	5,000	$863	7,000
Transportation Equipment	80,000	$26,000	120,000
Tools, Shop, Garage	25,000	$0	71,000
Laboratory Equipment	10,000	$0	20,000
Power Operated Equipment	67,000	$0	20,000
Total Capital Expenditures	**$744,000**	**$535,486**	**$883,500**
% of Revenue	7.8%	6.1%	9.0%

MISHAWAKA WATER UTILITY
COMPARATIVE BUDGET-DIVISION SUMMARY

	2016 Budget	2016 Estimated	2017 Budget
Gross Revenue	**$9,552,921**	**$8,762,635**	**$9,864,544**
Net Expense	$8,715,871	$7,826,709	$8,740,465
Capital	744,000	535,486	883,500
Total Net Budget	**$9,459,871**	**$8,362,195**	**$9,623,965**
% of Gross Revenue	99.0%	95.4%	97.6%
Net Surplus/Deficit	**$93,051**	**$400,440**	**$240,579**
% of Gross Revenue	1.0%	4.6%	2.4%

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONTAINING 7 ½ ACRES TAKEN OFF THE ENTIRE LENGTH OF THE EAST SIDE OF 17 ½ ACRES OFF THE WEST SIDE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1320 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 177 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1020 FEET; THENCE WEST 235.5 FEET; THENCE NORTH 1020 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 235.5 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: THE NORTHERN PORTION OF 914 E MCKINLEY AVE, MISHAWAKA, IN 46545

TAB D - APPENDICES

PETITION #17-17

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. ______

ORDINANCE NO. __________

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

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

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and 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 PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THREE (3) EAST, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONTAINING 7 ½ ACRES TAKEN OFF THE ENTIRE LENGTH OF THE EAST SIDE OF 17 ½ ACRES OFF THE WEST SIDE OF SAID SOUTHWEST QUARTER; THENCE NORTH 1320 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 177 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1020 FEET; THENCE WEST 235.5 FEET; THENCE NORTH 1020 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG SAID NORTH LINE 235.5 FEET 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, and shall carry a classification for zoning of I-1 Light Industrial District.

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

1. Existing Conditions - A majority of the property owned by the petitioner is within the City limits and would be easier to use/enforce if all the property was in one jurisdiction.

2. Character of Buildings in Area - Adjacent land uses include are a mix of industrial and commercial, along one of the City's major east-west corridors.

3. The most desirable/highest and best use – Because of the parcel's location along the corridor and the property's historical use, the most desirable use for the property is to continue and expand the industrial use.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed use is compatible with the adjacent commercial and industrial uses.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan identified this pocket of the McKinley corridor as industrial. The petition to annex and zone the entire property to I-1 Light Industrial is consistent with the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this ____ day of ________________, 2017, at ______ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this ______ day of ________________, 2017, at ______ o'clock _____.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of ______________, 2017, at ______o'clock ______.M.

____
David A. Wood, Mayor

Tax Rate Chart for the year 2016 payable 2017
Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2016 payable 2017, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
The following table shows the rate of taxation on each $100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2017.
Second installment will be delinquent after November 13, 2017. Michael J. Hamann, Auditor of St. Joseph County.

1. Penn Township Tax Rates - Prior to Annexation
2. Mishawaka/PHM Schools Tax Rates - Post Annexation

Appendix "C"
St. Joseph County Tax Rate
2017 Payable 2018

Fund	Fund Name	71 001 Centre Township	71 002 South Bend - Centre	71 003 Clay Township	71 004 South Bend - Clay	71 005 Mishawaka - Clay	71 006 Indian Village	71 007 Roseland	71 008 German Township	71 009 South Bend - German	71 010 Greene Township
101	County General	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592
124	Cumulative Reassessment	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109
182	Bond & Int/Debt Serv Ex CB	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369
702	Highway										
706	LR & S										
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
801	Health	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172
822	Medical Center										
1301	Park & Recreation	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240
2391	Cumulative Capital Development	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
71.1	Total COUNTY	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950
61	Township Rainy Day										
101	Township General Fund			0.0261	0.0261	0.0261	0.0261	0.0261			
113	Nonreverting										
601	Twp Community Bldg										0.0075
840	Twp Poor Relief/Twp Assistance			0.0064	0.0064	0.0064	0.0064	0.0064	0.0070	0.0070	0.0015
885	Twp Poor Relief Debt										
1101	Twp EMS Fund										
1111	Twp Fire										0.2858
1281	Twp Fire Bldg Debt Fund										
1282	Twp Fire Equipment Debt										
1367	Twp Emerg Fire Loan										
1190	Twp Cum Fire										
1312	Twp Recreation								0.0055	0.0055	
1481	Twp Fire Bldg Debt Ex CB								0.0276		
1482	Twp Fire Equip Debt Ex CB										
8604	Twp Fire Territory General	0.4472		0.3013			0.3013	0.3013	0.3013		
8692	Twp Fire Territory Equip Replace	0.0301		0.0292			0.0292	0.0292	0.0292		
71.2	Total TOWNSHIP	0.4773	0.0000	0.3630	0.0325	0.0325	0.3630	0.3630	0.3706	0.0125	0.2948
0	City Bond/Debt										
61	City/Town Rainy Day										
101	City General		2.8362		2.8362	1.6567		0.6350		2.8362	
180	City Debt Service										
181	City/Town Debt Payment										
182	City/Town Bond #2										
188	City Debt Serv Ex CB										
200	BOND-GEN SINKIN										
341	City Fire Pension										
342	City Police Pension										
383	City Debt Payment Ex CB										
706	City/Town LR & S										
708	City MVH					0.0303					
720	City/Town Major Moves Spc										
1101	City Ambulance/EMS										
1191	City Cum Fire Special										
1301	City Park & Rec		0.6473		0.6473	0.2291				0.6473	
1303	City/Town Park										
1380	Park Bond										
1390	City Park Bond Exempt CB										
2120	City Cemetery										
2379	City/Town CCI										
2391	City Cum Cap Development		0.0333		0.0333	0.0484		0.0142		0.0333	
6290	City Cum Sewer					0.0346					
8604	City Town Fire Territory Gen										
8692	City Town Fire Terr Eqp Replat										
71.3	Total CITY/TOWN	0.0000	3.5168	0.0000	3.5168	1.9991	0.0000	0.6492	0.0000	3.5168	0.0000
22	Referendum-Exempt Operating										
61	School Rainy Day										
101	School General										
180	School Debt Service	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244
186	School Retirement/Pension Debt										
186	School Debt Service Exempt CB	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872	0.3872
189	School Pension Debt Ex CB	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564	0.0564
287	Referendum Debt-Exempt Capital										
608	School Historic Society	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050
1214	School Capital Projects	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967	0.2967
2016	School Art Institute	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050
2083	2013 STATE LOAN										
3301	School Transportation Fund	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684	0.3684
6302	School Bus Replacement	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618	0.0618
71.4	Total SCHOOL	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049	1.2049
0	Library Debt										
61	Rainy Day										
101	Library General	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029	0.3029
185	Library Debt Serv Exempt CB	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343	0.0343
286	Library Lease/Rent Exempt CB										
382	Library Debt #2 Exempt CB										
1220	Library Capital Project										
2011	Library LIRF										
71.5	Total LIBRARY	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372	0.3372
8001	So Bend Transpo		0.1161		0.1161	0.1161				0.1161	
8090	So Bend Transpo Spec Tran Cum										
8101	Airport Authority General	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254
8180	Airport Sp Airport Debt										
8183	Airport Auth Bond Ex CB										
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	So Solid Waste Mn										
8445	SB Redevel Bond #1 Ex CB		0.0376		0.0376					0.0376	
71.6	Total SPECIAL UNIT	0.0285	0.1822	0.0285	0.1822	0.1446	0.0285	0.0285	0.0285	0.1822	0.0285
	Total Tax Rates (Less Contingency)	2.7429	5.9361	2.6286	5.9686	4.4133	2.6286	3.2778	2.6362	5.9486	2.5604

Fund	Fund Name	71 011 Harris Township	71 014 Lincoln Township	71 015 Walkerton	71 016 Madison Township	71 017 Olive Township	71 018 New Carlisle	71 022 Mishawaka - Penn Schs [2]	71 023 Mishawaka - Penn	71 025 Portage Township	71 026 South Bend - Portage
101	County General	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592
124	Cumulative Reassessment	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109
182	Bond & Int/Debt Serv Ex CB	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369
702	Highway										
706	LR & S										
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
801	Health	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172
822	Medical Center										
1301	Park & Recreation	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240
2391	Cumulative Capital Development	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
71.1	Total COUNTY	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950
61	Township Rainy Day										
101	Township General Fund	0.0093	0.0639	0.0639	0.0085	0.0210	0.0210	0.0128	0.0128	0.0144	0.0144
113	Nonreverting										
601	Twp Community Bldg										
840	Twp Poor Relief/Twp Assistance	0.0005			0.0028	0.0058	0.0058	0.0203	0.0203	0.0383	0.0383
885	Twp Poor Relief Debt										
1101	Twp EMS Fund					0.0505					
1111	Twp Fire				0.0711	0.0070					
1281	Twp Fire Bldg Debt Fund										
1282	Twp Fire Equipment Debt										
1367	Twp Emerg Fire Loan										
1190	Twp Cum Fire				0.0069	0.0157					
1312	Twp Recreation					0.0012	0.0012				
1481	Twp Fire Bldg Debt Ex CB										
1482	Twp Fire Equip Debt Ex CB										
8604	Twp Fire Territory General	0.3013								0.4472	
8692	Twp Fire Territory Equip Replace	0.0292								0.0301	
71.2	Total TOWNSHIP	0.3403	0.0639	0.0639	0.0893	0.1012	0.0280	0.0331	0.0331	0.5300	0.0527
0	City Bond/Debt										
61	City/Town Rainy Day										
101	City General			1.1022			0.9737	1.6567	1.6567		2.8362
180	City Debt Service						0.1149				
181	City/Town Debt Payment										
182	City/Town Bond #2			0.2084							
188	City Debt Serv Ex CB										
200	BOND-GEN SINKIN										
341	City Fire Pension										
342	City Police Pension										
383	City Debt Payment Ex CB										
706	City/Town LR & S										
708	City MVH			0.0250			0.1033	0.0303	0.0303		
720	City/Town Major Moves Spc										
1101	City Ambulance/EMS										
1191	City Cum Fire Special						0.0216				
1301	City Park & Rec			0.3093				0.2291	0.2291		0.6473
1303	City/Town Park										
1380	Park Bond			0.0984							
1390	City Park Bond Exempt CB										
2120	City Cemetery						0.0354				
2379	City/Town CCI										
2391	City Cum Cap Development			0.0473			0.0487	0.0484	0.0484		0.0333
6290	City Cum Sewer							0.0346	0.0346		
8604	City Town Fire Territory Gen		0.3441	0.3441							
8692	City Town Fire Terr Eqp Replat		0.0331	0.0331							
71.3	Total CITY/TOWN	0.0000	0.3772	2.0598	0.0000	0.0000	1.3456	1.9991	1.9991	0.0000	3.5168
22	Referendum-Exempt Operating								0.2434		
61	School Rainy Day										
101	School General										
180	School Debt Service	0.2185	0.0878	0.0878	0.2185	0.1028	0.1028	0.2185	0.0680	0.0244	0.0244
186	School Retirement/Pension Debt										
186	School Debt Service Exempt CB	0.1502	0.2713	0.2713	0.1502	0.4602	0.4602	0.1502	0.7482	0.3872	0.3872
189	School Pension Debt Ex CB	0.0287	0.0238	0.0238	0.0287	0.0121	0.0121	0.0287		0.0564	0.0564
287	Referendum Debt-Exempt Capital					0.2164	0.2164				
608	School Historic Society	0.0050			0.0050			0.0050	0.0050	0.0050	0.0050
1214	School Capital Projects	0.2607	0.2629	0.2629	0.2607	0.3101	0.3101	0.2607	0.3424	0.2967	0.2967
2016	School Art Institute	0.0050			0.0050			0.0050		0.0050	0.0050
2083	2013 STATE LOAN										
3301	School Transportation Fund	0.2447	0.1807	0.1807	0.2447	0.2407	0.2407	0.2447	0.0809	0.3684	0.3684
6302	School Bus Replacement	0.0196	0.0409	0.0409	0.0196	0.0481	0.0481	0.0196	0.0134	0.0618	0.0618
71.4	Total SCHOOL	0.9324	0.8674	0.8674	0.9324	1.3904	1.3904	0.9324	1.5022	1.2049	1.2049
0	Library Debt										
61	Rainy Day										
101	Library General	0.1233	0.0784	0.0784		0.2610	0.2610	0.1233	0.1233	0.3029	0.3029
185	Library Debt Serv Exempt CB	0.0318						0.0318	0.0318	0.0343	0.0343
286	Library Lease/Rent Exempt CB					0.1441	0.1441				
382	Library Debt #2 Exempt CB										
1220	Library Capital Project										
2011	Library LIRF										
71.5	Total LIBRARY	0.1551	0.0784	0.0784	0.0000	0.4051	0.4051	0.1551	0.1551	0.3372	0.3372
8001	So Bend Transpo							0.1161	0.1161		0.1161
8090	So Bend Transpo Spec Tran Cum										
8101	Airport Authority General	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254
8180	Airport Sp Airport Debt										
8183	Airport Auth Bond Ex CB										
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	So Solid Waste Mn										
8445	SB Redevel Bond #1 Ex CB										0.0376
71.6	Total SPECIAL UNIT	0.0285	0.0285	0.0285	0.0285	0.0285	0.0285	0.1446	0.1446	0.0285	0.1822
	Total Tax Rates (Less Contingency)	2.1513	2.1104	3.7930	1.7452	2.6202	3.8926	3.9593	4.5291	2.7956	5.9888

Fund	Fund Name	71 027 Union Township	71 028 Lakeville	71 029 Warren Township	71 030 Osceola	71 031 Penn Township [1]	71 032 Penn Township - Mish	71 033 South Bend - Penn	71 034 Liberty Township	71 035 North Liberty	71 036 Mishawaka - Harris	71 037 South Bend Warren
101	County General	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592	0.5592
124	Cumulative Reassessment	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109
182	Bond & Int/Debt Serv Ex CB	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369	0.0369
702	Highway											
706	LR & S											
790	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
792	Major Cumulative Bridge	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
801	Health	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172	0.0172
822	Medical Center											
1301	Park & Recreation	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240	0.0240
2391	Cumulative Capital Development	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
71.1	Total COUNTY	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950	0.6950
61	Township Rainy Day											
101	Township General Fund	0.0002	0.0002	0.0353	0.0128	0.0128	0.0128	0.0128	0.0804	0.0804	0.0093	0.0353
113	Nonreverting											
601	Twp Community Bldg											
840	Twp Poor Relief/Twp Assistance			0.0039	0.0203	0.0203	0.0203	0.0203			0.0005	0.0039
885	Twp Poor Relief Debt											
1101	Twp EMS Fund											
1111	Twp Fire			0.2011		0.2611	0.2611		0.0796	0.0796		
1281	Twp Fire Bldg Debt Fund								0.0731	0.0731		
1282	Twp Fire Equipment Debt	0.0153	0.0153									
1367	Twp Emerg Fire Loan											
1190	Twp Cum Fire			0.0298		0.0303	0.0303		0.0229	0.0229		
1312	Twp Recreation											
1481	Twp Fire Bldg Debt Ex CB											
1482	Twp Fire Equip Debt Ex CB											
8604	Twp Fire Territory General	0.2053	0.2053									
8692	Twp Fire Territory Equip Replace	0.0214	0.0214									
71.2	Total TOWNSHIP	0.2422	0.2422	0.3623	0.0331	0.3245	0.3245	0.0331	0.2560	0.2560	0.0098	0.0392
0	City Bond/Debt											
61	City/Town Rainy Day											
101	City General		0.7078		0.2982			2.8362		1.1274	1.6567	2.8362
180	City Debt Service											
181	City/Town Debt Payment											
182	City/Town Bond #2											
188	City Debt Serv Ex CB									0.0506		
200	BOND-GEN SINKIN											
341	City Fire Pension											
342	City Police Pension											
383	City Debt Payment Ex CB											
706	City/Town LR & S											
708	City MVH		0.2653		0.0530						0.0303	
720	City/Town Major Moves Spc											
1101	City Ambulance/EMS											
1191	City Cum Fire Special				0.0333							
1301	City Park & Rec							0.6473			0.2291	0.6473
1303	City/Town Park									0.0327		
1380	Park Bond											
1390	City Park Bond Exempt CB											
2120	City Cemetery											
2379	City/Town CCI											
2391	City Cum Cap Development		0.0445		0.0499			0.0333		0.0420	0.0484	0.0333
6290	City Cum Sewer										0.0346	
8604	City Town Fire Territory Gen											
8692	City Town Fire Terr Eqp Replat											
71.3	Total CITY/TOWN	0.0000	1.0176	0.0000	0.4344	0.0000	0.0000	3.5168	0.0000	1.2527	1.9991	3.5168
22	Referendum-Exempt Operating						0.2434					
61	School Rainy Day											
101	School General											
180	School Debt Service	0.3914	0.3914	0.0244	0.2185	0.2185	0.0680	0.2185	0.0878	0.0878	0.2185	0.0244
186	School Retirement/Pension Debt											
186	School Debt Service Exempt CB			0.3872	0.1502	0.1502	0.7482	0.1502	0.2713	0.2713	0.1502	0.3872
189	School Pension Debt Ex CB			0.0564	0.0287	0.0287		0.0287	0.0238	0.0238	0.0287	0.0564
287	Referendum Debt-Exempt Capital											
608	School Historic Society			0.0050	0.0050	0.0050	0.0050	0.0050			0.0050	0.0050
1214	School Capital Projects	0.2681	0.2681	0.2967	0.2607	0.2607	0.3424	0.2607	0.2629	0.2629	0.2607	0.2967
2016	School Art Institute			0.0050	0.0050	0.0050		0.0050			0.0050	0.0050
2083	2013 STATE LOAN											
3301	School Transportation Fund	0.2017	0.2017	0.3684	0.2447	0.2447	0.0809	0.2447	0.1807	0.1807	0.2447	0.3684
6302	School Bus Replacement	0.0255	0.0255	0.0618	0.0196	0.0196	0.0134	0.0196	0.0409	0.0409	0.0196	0.0618
71.4	Total SCHOOL	0.8867	0.8867	1.2049	0.9324	0.9324	1.5022	0.9324	0.8674	0.8674	0.9324	1.2049
0	Library Debt											
61	Rainy Day											
101	Library General	0.3029	0.3029	0.3029	0.1233	0.1233	0.1233	0.1233	0.3029	0.3029	0.1233	0.3029
185	Library Debt Serv Exempt CB	0.0343	0.0343	0.0343	0.0318	0.0318	0.0318	0.0318	0.0343	0.0343	0.0318	0.0343
286	Library Lease/Rent Exempt CB											
382	Library Debt #2 Exempt CB											
1220	Library Capital Project											
2011	Library LIRF											
71.5	Total LIBRARY	0.3372	0.3372	0.3372	0.1551	0.1551	0.1551	0.1551	0.3372	0.3372	0.1551	0.3372
8001	So Bend Transpo							0.1161			0.1161	0.1161
8090	So Bend Transpo Spec Tran Cum											
8101	Airport Authority General	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254	0.0254
8180	Airport Sp Airport Debt											
8183	Airport Auth Bond Ex CB											
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	So Solid Waste Mn											
8445	SB Redevel Bond #1 Ex CB							0.0376				0.0376
71.6	Total SPECIAL UNIT	0.0285	0.0285	0.0285	0.0285	0.0285	0.0285	0.1822	0.0285	0.0285	0.1446	0.1822
	Total Tax Rates (Less Contingency)	2.1896	3.2072	2.6279	2.2785	2.1355	2.7053	5.5146	2.1841	3.4368	3.9360	5.9753

Property Tax System (64-bit) 03/09/2017 02:52 PM by KGregory

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Fiscal Health Indicators

The Fiscal Health Indicators provide easy access to data that help assess the financial resiliency of local governments across the state.

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Type in the name of a local government unit:

St. Joseph County, IN

Excel

St. Joseph County, IN

2014 Census Population: 267,246

Debt

Local governments may enter into debt for the purposes of funding capital projects such as the construction of facilities. This debt will often be payable over several years and will require the payment of interest on the amount of debt outstanding. Governments may use a wide variety of revenue sources for repayment of outstanding debt, including property taxes, local income taxes or utility fees. Multiple revenue sources may be dedicated to the repayment of an individual debt, with the revenues often identified as "primary" or "secondary". More information is available in Fiscal Health Indicators: Debts and the companion excel file Debt data.

$43,467,811

Amount of Outstanding Debt as of July 1, 2015

$163

Outstanding Debt Per Capita

$0.55

Outstanding Debt per $100 Net Assessed Value

Amount Outstanding as	2010 Population	Outstanding Debt per	2014 Certified Net AV	Outstanding Debt per

of July 1, 2015		Capita		$100 NAV
$43,467,811	266,931	$163	$7,514,198,242	$0.55

Debt Name (Bond ID)	Primary Repayment Source	Secondary Repayment Source(s)	Amount Outstanding as of July 1, 2015	Year of Last Scheduled Payment
IN-TEK TIF REDEVELOPMENT - 2165	TIF		$610,000	2017
JAIL BUILDING CORPORATION - 2516	Property Tax		$12,125,000	2018
BITTERSWEET BRIDGE - 2527	Property Tax		$1,570,230	2016
AM GENERAL - 2572	TIF		$9,302,527	2018
MOTOROLA - 2655	CEDIT		$2,190,974	2017
Mental Health Revenue Refunding Bonds, Series 2012 (Limited Tax) - 5965	Other Revenue		$3,274,425	2021
Economic Development Income Tax Revenue Bonds of 2014 - 8867	CEDIT		$11,841,004	2034
St. Joseph County, Indiana, Limited Tax Bridge Refunding Bonds of 2014 - 8992	Property Tax		$2,553,651	2018

Pensions

Many local governments provide employees with a pension plan to assist with retirement. These pension plans often include a contribution by the local government on behalf of the employees. While some local governments may choose to operate their own pension plans either for all employees or just for select pools of employees, many local governments will also operate pension plans through the Indiana Public Retirement System (INPRS). INPRS administers several different pension plans used by local governments.More information is available in Fiscal Health Indicators: Pension Plans and the companion excel file Pension Plans.

110

2014 Retiree(s) With Locally Operated Pension Plan(s)

$1,930,633

2014 Contributions to Locally Operated Pension Plan(s)

Pension Plan Name	Plan Type	2013 Employer Contribution	2013 Retirees	2014 Employer Contribution	2014 Retirees
St. Joseph County Police Benefir Plan	Defined Benefit	$0	12	$0	12
St. Joseph County Police Benefit Plan	Defined Benefit	$54,012	0	$54,012	0
St. Joseph County Police Retirement Plan	Defined Benefit	$1,578,206	98	$1,578,206	98

Post Employment Benefits

A local government may offer post-employment benefits to retirees. These benefits may include medical, prescription drug, dental, vision, hearing, life insurance, long-term care benefits, and long-term disability benefits (not covered under a pension plan) that are provided after employment ends. Indiana Code 36-1-8-17.5 requires that local governments report prior year retiree benefits by March 1 of each year. In order to meet this reporting requirement, local governments may choose to contract for an actuarial study or may choose to estimate the required information.More information is available in Fiscal Health Indicators: Retiree Benefits and the companion excel file Retiree Benefits.

The information displayed here is estimated by the unit.

184

2014 Retiree(s) Receiving Post Retirement Benefits

$1,661,897

2014 Post Retirement Benefits Paid

Net Assessed Value & Exempt Properties

A key value in determining property tax rates is the amount of net assessed value for the unit (as certified to the Department of Local Government Finance by the county auditor). Certified net assessed value is the sum of the assessed values of real estate and personal property after the removal of any applicable deductions or exemptions and after removing the assessed value which is being directed to TIF districts. The certified net assessed value (CNAV) is commonly referred to as the property tax base for the local government.

Deductions reduce the gross assessed value by a certain amount or percentage. Exemptions typically will make the entire assessed value of the parcel or record exempt from taxation, essentially taking the parcel or record out of the property tax base for a local government. In certain instances, though, it is also possible to have partial exemptions, which exempt just a portion of the parcel or record from taxation. More information is available in these two documents: Fiscal Health Indicators: Net Assessed Value (NAV) and Fiscal Health Indicators: Government Acreage as Percent of Total Acres, as well as these companion excel files Net Assessed Value (NAV) and Government Acreage as Percent of Total Acres.

$7,514,198,242	$1,342,119,635	17.9 %
2014 Certified Net Assessed Value	*2014 Exempt Assessed Value*	*2014 Exempt Assessed Value as Percent of Certified Net Assessed Value*

	2013	2014	Percent Change
Certified Net Assessed Value	$7,671,151,787	$7,514,198,242	-2.0 %
Exempt Assessed Value	$1,333,521,797	$1,342,119,635	0.6 %
	2013	**2014**	**Change**
Exempt Assessed Value as Percent of Certified Net Assessed Value	17.4 %	17.9 %	0.5 %

214,883	7,069	3.3 %
Total Acreage	*Government Acreage*	*Government Acreage as Percent of Total Acreage*

	2013	2014	Percent Change
Total Acreage	215,193	214,883	-0.1 %
Government Acreage	7,095	7,069	-0.4 %

	2013	2014	Change
Government Acreage as Percent of Total Acreage	3.3 %	3.3 %	0.0 %

Property Tax Caps

Local governments that collect property taxes may be impacted by the application of property tax caps. Property tax caps limit the amount of an individual tax bill to a percent of the gross assessed value. For owner-occupied homestead properties, the tax bill cannot exceed 1% of the gross assessed value of the property. For other residential properties, long term care facilities and agricultural land, the tax bill cannot exceed 2% of the gross assessed value. The tax bills on all other real property and all personal property are restricted to 3% of the gross assessed value. In addition, there is an additional property tax cap known as the Over 65 property tax cap. The Over 65 property tax cap is dependent on the age and income of the taxpayer and changes in the tax bill from year to year. When a tax bill reaches the applicable property tax cap, any additional tax liability above the property tax cap is credited to the taxpayer and is no longer due by the taxpayer. This credit results in a loss to local governments as the full property tax levy is unable to be collected. More information is available in Fiscal Health Indicators: Property Tax Cap and the companion excel file Property Tax Cap.

$53,035,210

Certified Levy

$7,191,331

Property Tax Cap

13.6 %

Property Tax Cap as a Percent of the Total Levy

	2013	2014	Percent Change
Certified Levy	$51,634,523	$53,035,210	2.7 %
Property Tax Cap	$6,994,563	$7,191,331	2.8 %
	2013	**2014**	**Change**
Property Tax Cap as a Percent of the Total Levy	13.6 %	13.6 %	0.0 %

Tax Increment Financing (TIF)

Counties, cities, and towns can establish tax increment finance (TIF) districts through a redevelopment commission or authority. TIF districts allow the redevelopment commission or authority to receive tax revenues from growth in assessed value within the TIF district and then use those revenues for projects within the TIF district. These projects typically are designed to encourage further development and growth within the TIF district or surrounding area. More information is available in Fiscal Health Indicators: Tax Increment Finance and the companion excel file Tax Increment Finance.

$1,483,910,37919.8 %

Certified Incremental TIF Assessed Value

Incremental TIF as Percent of Certified AV

$0

Certified Passthrough TIF AV

0.0 %

Passthrough TIF as Percent of Certified AV

	2013	2014	Percent Change
Certified Net Assessed Value	$7,671,151,787	$7,514,198,242	-2.0 %
Certified Incremental TIF Assessed Value	$1,488,058,479	$1,483,910,379	-0.3 %
Certified Passthrough TIF AV	$0	$0	0.0 %
	2013	**2014**	**Change**
Incremental TIF as Percent of Certified AV	19.4 %	19.8 %	0.4 %
Passthrough TIF as Percent of Certified AV	0.0 %	0.0 %	0.0 %

TIF Name (TIF ID)	2013 Parcel Count	2013 Base AV	2013 Inc. AV	2014 Parcel Count	2014 Base AV	2014 Inc. AV
Wyatt Economic Development Area Allocation Area #1 - T71401	25	$6,735,347	$1,309,938	26	$6,793,269	$4,914,154
St Joseph County	193	$43,837,482	$36,663,879	201	$48,581,746	$46,121,383

Economic Development District Allocation Area #2 - T71402						
AM General Allocation Area #3 - T71403	248	$47,565,590	$48,172,285	250	$47,232,856	$93,455,413

Local Option Income Taxes

Counties have the ability to impose local income taxes on their residents or employees working within the county as a way to generate additional revenue for local governments or to provide for property tax credits for taxpayers. At this time, all 92 counties impose at least one of the available local option income tax (LOIT) options. More information is available in Fiscal Health Indicators: Local Income Taxes and the companion excel file Local Income Taxes.

$23,504,344 **$88**

2014 Total *2014 Total Per Capita*

	2013	2014	Percent Change
Total	$21,599,055	$23,504,344	8.8 %
	2013	**2014**	**Change**
Total Per Capita	$81	$88	$7

	2013	2014	Percent Change
Total	$21,599,055	$23,504,344	8.8 %
County Option Income Tax (COIT)	$8,460,192	$9,314,201	10.1 %
COIT Public Safety	$4,138,448	$4,531,577	9.5 %
County Economic Development Income Tax (CEDIT)	$9,000,415	$9,658,566	7.3 %
County Adjusted Gross Income Tax (CAGIT)	$0	$0	0.0 %

CAGIT Property Tax Replacement Credit (PTRC)	$0	$0	0.0 %
CAGIT Public Safety	$0	$0	0.0 %
Levy Freeze	$0	$0	0.0 %
Special Legislation	$0	$0	0.0 %

Annual Financial Reports: General Fund

The annual financial results of a local government provide key insights on the fiscal health of the local government. By reviewing items such as fund balances and trends in spending and revenues, interested parties can gain an understanding of how the government has been performing from a financial perspective and where concerns may exist in the future.

At regular intervals, local governments are required to submit financial results to the State of Indiana. Non-school political subdivisions will submit an Annual Financial Report to the State Board of Accounts after the conclusion of a year. Schools submit semi-annual financial results to the Indiana Department of Education. This data forms the basis for the indicators included in this section. Please note that Indiana local governments primarily report on a cash basis for accounting. This may impact the interpretation of fund balances and other financial data.

As each unit will have their own set of funds and methods for reporting activities within these funds, the Department has provided standardization for the purposes of Fiscal Health Indicators. To do so, the Department first assigned each fund to the specific categories of General, Rainy Day, Debt Service, Dedicated, Restricted and Enterprise. More information is available in Fiscal Health Indicators: Financial Data and the companion excel file Financial Data.

16.5 %

General Fund Balance as Pct. of Revenues

-6.3 %

General Fund Deficit or Surplus as Pct. of Revenue

$222.91

General Fund Revenues Per Capita

	2013	2014	Percent Change
General Fund Balance	$7,876,229	$9,829,891	24.8 %
General Fund Deficit or Surplus	($1,259,238)	($3,751,052)	197.9 %
General Fund Revenues	$58,807,916	$59,501,953	1.2 %
	2013	**2014**	**Change**

Balance as Pct. of Revenues	13.4 %	16.5 %	3.1 %
Deficit or Surplus as Pct. of Revenues	-2.1 %	-6.3 %	-4.2 %
Per Capita Revenues	$220.31	$222.91	$2.60

General Fund Revenues by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$58,807,916	100.0%	$59,501,953	100.0%
Taxes and Intergovernmental	$41,289,355	70.2 %	$40,021,712	67.3 %
Licenses and Permits	$77,967	0.1 %	$79,108	0.1 %
Charges for Services	$7,193,555	12.2 %	$7,073,976	11.9 %
Fines, Forfeitures, and Fees	$1,283,936	2.2 %	$1,236,260	2.1 %
Utility Penalties	N/A	N/A	N/A	N/A
Other Receipts	$8,963,103	15.2 %	$11,090,897	18.6 %

15.5 %

General Fund Balance as Pct. of Expenditures

$236.96

General Fund Expenitures Per Capita

	2013	2014	Percent Change
General Fund Balance	$7,876,229	$9,829,891	24.8 %
General Fund Expenditures	$60,067,154	$63,253,005	5.3 %
	2013	**2014**	**Change**
Balance as Pct. of Expenditures	13.1 %	15.5 %	2.4 %
Per Capita Expenditures	$225.03	$236.96	$11.93

General Fund Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$60,067,154	100.0%	$63,253,005	100.0%

Personal Services	$39,392,058	65.6 %	$38,929,456	61.6 %
Supplies	$2,531,109	4.2 %	$2,225,998	3.5 %
Services and Charges	$18,043,457	30.0 %	$22,088,938	34.9 %
Debt Service - Principal and Interest	N/A	N/A	N/A	N/A
Capital Outlays	$100,530	0.2 %	$8,614	0.0 %
Other Disbursements	N/A	N/A	N/A	N/A
Operations	N/A	N/A	N/A	N/A

Annual Financial Reports: All Funds

-6.4 %

Deficit or Surplus as Pct. of Revenue

$430.16

Expenditures Per Capita

	2013	2014	Percent Change
Revenues	$104,115,677	$107,903,908	3.6 %
Expenditures	$102,539,318	$114,823,848	12.0 %
Deficit or Surplus	$1,576,360	($6,919,940)	-539.0 %
	2013	**2014**	**Change**
Deficit or Surplus as Pct. of Revenue	1.5 %	-6.4 %	-7.9 %
Expenditures Per Capita	$384.14	$430.16	$46.02

Revenues by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$104,115,677	100.0%	$107,903,908	100.0%
Taxes and Intergovernmental	$75,649,220	72.7 %	$75,678,893	70.1 %
Licenses and Permits	$77,967	0.1 %	$79,108	0.1 %

Charges for Services	$12,137,972	11.7 %	$12,125,312	11.2 %
Fines, Forfeitures, and Fees	$1,459,154	1.4 %	$1,775,919	1.7 %
Utility Penalties	N/A	N/A	N/A	N/A
Other Receipts	$14,791,364	14.2 %	$18,244,677	16.9 %

Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$102,539,318	100.0%	$114,823,848	100.0%
Personal Services	$56,536,339	55.1 %	$58,007,709	50.5 %
Supplies	$4,152,397	4.1 %	$4,580,182	4.0 %
Services and Charges	$30,450,307	29.7 %	$41,268,287	35.9 %
Debt Service - Principal and Interest	N/A	N/A	N/A	N/A
Capital Outlays	$10,757,225	10.5 %	$9,373,350	8.2 %
Other Disbursements	$643,050	0.6 %	$1,594,320	1.4 %
Operations	N/A	N/A	N/A	N/A

Fund Name - Number	2013 Ending Cash Balance	2014 Ending Cash Balance
General Fund		
County General - 1000	$7,876,229	$9,829,891
Rainy Day Fund		
County Rainy Day Fund - 1186	$6,288,978	$6,288,978
Dedicated Funds		
JJC Detention Trust - 0004	$1,810	$2,073
Jail Commissary - 0005	$144,903	$135,135
Portage Manor Resident Trust-County Home - 0007	$0	$6,882
Adult Probation Fee Cashbook -	$27,382	$22,452

0011		
Adult Probation Administrative Fee Cashbook - 0012	$7,605	$0
Adult Probation Administrative Fees - 0012	$0	$7,716
JJC Equipment Cashbook - 0016	$2,477	$0
JJC Equipment Reimbursement - 0016	$0	$2,767
JJC Restitution - 0017	$0	$36,288
JJC Restitution Cashbook - 0017	$23,326	$0
JJC Probation User Fee Cashbook - 0018	$35,445	$0
JJC Probation User Fees - 0018	$0	$39,364
Accident Reports Sheriff - 1101	$31,769	$43,643
Public Housing Authority - 1103	$28,180	$28,180
Clerks Record Perpetuation - 1119	$220,071	$90,227
Community Based Corrections - 1122	$224,803	$210,234
Community Transition Program - 1123	$22,475	$22,475
Animal License Fee (Dog Tax) - 1129	$28,341	$35,366
County Disclosure Fees - 1131	$0	$405,590
Cumulative Bridge - 1135	$1,152,320	$1,358,813
Cum Capital Devlpmt Fund - 1138	$2,628,024	$2,395,057
County Drug Free Fund - 1148	$74,552	$118,234
Local Emergency Planning Fund - 1152	$17,739	$4,313
St Joseph Co. Em.Tel.Sys.Fund - 1153	$1,752,779	$308,455
Enhanced Access Fee - 1154	$432,484	$471,904
Firearms Training & Police Ed. - 1156	$151,308	$165,246

General Drain Impr - 1158	$63,630	($66,420)
County Health - 1159	$267,214	($499,646)
SJC Ident. Security Protection - 1160	$19,012	$5,503
Excess Levy Fund - 1167	$72,519	$84,095
Local Roads & Streets - 1169	$1,861,451	$1,542,077
Major Cumulative Bridge - 1171	$1,604,950	$671,848
Local Major Moves Const. Fund - 1172	$1,340,263	$1,059,713
County Highway - 1176	$1,220,349	$2,203,590
Park & Recr Capital - 1178	$65,465	$87,688
Park & Recr Non Reverting - 1179	$76,988	$231,722
Plat Book Maint. Fund - 1181	$196,970	$228,161
2006 Reassessment Fund - 1187	$0	$0
2017 Cum Reassessment - 1188	$1,569,825	$1,627,493
Recorder Perpetuation - 1189	$1,027,174	$1,035,286
Co Police Pension Trust - 1193	$68,470	$243,818
Surveyor Corner Fund - 1202	$21,055	$44,153
Special Vehicle Inspection - 1208	$9,577	$11,144
GAL/CASA Program - 1213	$220,157	$359,249
H.A.V.A. 102 Funds - 1215	$790,242	$790,242
Co Elected Ofcls Training Fund - 1217	$43,314	$55,442
Park & Recreation Fund - 1219	$192,330	$204,580
Statewide 9-1-1 Fund - 1222	$2,647,271	$4,405,239
Adult Probation Fees - 2000	$287,029	$289,790
Juvenile Probation Fees - 2050	$359,525	$195,385
Problem Solving Court Fee - 2501	$1,621,302	$1,703,616

Drainage Maintenance - 2700	$1,368,128	$1,660,622
Park & Recr Gift & Grant - 4100	$158,568	$144,317
Wyatt Economic Dev Area #1 - 4300	$6,092,660	$6,440,078
County Poor Relief Bond - 4604	$198,165	$198,165
D.R.C.B. Fee Fund - 4900	$26,562	$28,050
Alt. Dispute Resolution Fund - 4901	$9,304	$7,656
Co Sheriff Cef - 4903	$129,832	$157,397
Sex/Violent Offender Fee - 4904	$19,734	$25,412
Sex/Violent Off. Add. Fee - 4905	$5	$5
Ptg Manor Farm Operation - 4906	$24,902	$25,204
Commissioner's Cert. Sale - 4907	$0	$0
County Owned Tax Sale - 4908	$1,568,759	$1,210,807
Drug Testing Fees - 4909	$119,680	$125,244
Adult Drug Testing Fees - 4910	$12,844	$4,554
Community Development - 4911	$14,565	$14,565
Federal D.E.A./Sheriff - 4912	$0	$137,297
Sheriff D.E.A. Fund - 4913	$3,518	$3,900
Pros D.E.A. Fund - 4914	$14,209	$14,209
Federal D.E.A./Prosecutor - 4915	$130,377	$0
Healthwin - 4916	$329,399	$428,739
Public Defenders Fees - 4919	$310,512	$327,205
Co. Emergncy Command Ctr. Fund - 4920	$317,926	$317,926
County Building Fund - 4921	$0	$0
Comm. Corrections Bldg. Fund - 4922	$391,430	$391,430
Local Hwy. User Tax Projects - 4923	$899,530	$310,590

Adult Pro. Admin. Fee - 4925	$216,064	$218,437
CEDIT/PSAP Construction Fund - 4933	$0	($559,900)
County C.O.I.T. Dist. Fund - 7400	$4,791,293	$1,064,145
Prosecutor P.C.A. 93.563 - 8099	$22,714	$36,345
Federal Grant Fund - 8100	($393)	$4,372
S.T.O.P. ARRA Special Victims - 8102	$0	$0
Fam. Justice Cntr. Grant - 8104	$0	$0
Protective Order Project - 8105	$0	$0
S.T.O.P.Violence Against Women - 8106	($40,986)	($76,327)
2011 E.M.P.G. Competitive Grt. - 8107	($3,631)	($3,631)
Take Ten Project - 8108	$0	$0
Medical Reserve Corps/Health - 8110	$0	$7,840
Health S.T.D. - 8111	($3,223)	$0
Health Bioterrorism Grant - 8113	$3,736	($217)
Fatal Alcohol Crash Team - 8115	$0	$0
Protective Order Project/SJC - 8116	($1,633)	($21,797)
Victims of Crime Act - Assist. - 8117	$0	$0
R.E.P.P. Regional Grant - 8118	$0	$0
RACES Communication Equip Grt - 8119	$0	$0
Emergency Mgmt Performance Grt - 8120	$0	$0
County Clerk A.R.R.A. Fund - 8894	$3,303	$3,303
93.563 Title IV-D Incentive - 8895	$385,750	$497,955
Title IV-D Pros. Incentive - 8897	$244,184	$187,539

Title IV-D Clerk Incentive - 8899	$909,995	$994,460
Sex Offender Grant-Comm.Corr. - 9100	$0	$0
Health Local Hlth Services Grt - 9101	$99,271	$83,180
Drug Free Comm. Council Grant - 9102	$12,355	$6,360
Health H.U.D. Grant - 9103	($18,136)	($15,076)
2012 Problem Solving Grant - 9104	$3,811	$2,287
Family Court Grant - 9105	$385	$0
Data Share Initiative Grant - 9107	$30	$1,030
Adult Protective Services Grnt - 9108	($43,108)	($62,097)
Influenza Immunization Grant - 9109	($36,065)	($47,238)
Health Trust Fund - 9111	$264,803	$277,602
Juvenile Detention Alternative - 9112	$0	($22,381)
DV/PO Court Grant - 9113	$48,947	$31,180
Community Based Corrections - 9114	$481,276	$532,477
Community Transition Program - 9115	$55,272	$52,003
County Sales Disclos. Fee-old - 9701	$379,780	$0
Small Town Survey - 9702	$0	$0
Debt Service Funds		
Redv Bnd 2001Refin Bond 2010 - 4401	$3,978,318	$782,918
County Bonds & Interest - 4600	$1,425,993	$1,596,196
Enterprise Funds		
Restricted Funds		
Treasurer After Settlement Collections - 0001	$7,873,958	$9,615,625
Sheriff's Inmate Trust and Unclaimed	$184,302	$0

- 0002		
Sheriff"s Inmate Trust & Unclaimed - 0002	$0	$169,369
Clerk Trust Main Office - 0006	$7,576,272	$0
Clerk Trust/Investment - 0006	$0	$1,005,433
Portage Manor Resident Trust - 0007	$17,939	$0
Sheriff"s Cashbook (Civil Collections) - 0008	$1,356	$0
Sheriff"s Cashbook-Records & Civil Collections - 0008	$0	$1,356
Clerk Small Claims Cashbook - 0010	$244,207	$74,930
Clerk Support Cashbook - 0013	$190,672	$64,724
Clerk Odyssey Cashbook - 0014	$1,496,454	$2,885,749
Clerk Mishawaka Cashbook - 0015	$244,144	$157,882
Clerk Main Office Cashbook - 0019	$0	$5,859,251
Tax Sale Clearing - 1108	$2,153	$2,153
City/Town Court Cost - 1116	$124,753	$188,856
Surplus Tax - 1201	$519,718	$423,216
Tax Sale Redemption - 1204	$60,189	$64,300
Tax Sale Surplus - 1205	$5,503,634	$2,347,859
Ineligible Deductions Fund - 1216	$1,554,513	$474,972
Ineligible Deduction - 7/1/13 - 1300	$0	$1,329,544
Portage Manor Fund - 4019	$2,819,106	$2,457,185
St Joe Co Group Ins - 4700	$10,171,119	$8,052,618
St Joe Co Liability Reserve - 4702	$420,150	$389,769
Recorder's Escrow Fund - 4917	$78,153	$82,022
Misc.State Monies Trust Fund - 4924	$1,112	$1,112
Payroll - 5100	$0	$3,493

Mich St Withholding - 5250	$5,627	$5,820
Federal Withholding - 5353	$0	$0
Fica - 5354	$0	$0
Perf - 5357	$100	$1
Ind Gross Withholding - 5361	$155,408	$155,979
Settlement - 6000	$0	$0
Public Safety L.O.I.T. - 6005	$4,287,139	$4,430,056
County Wheel Tax - 6020	$378	$378
C.V.E.T. Fund - 6023	$0	$0
Excise Surtax Fund - 6024	$0	$0
Sewage Liens Collections - 6042	$8	$40
HEA 1001-08ST Homestead Credit - 6103	$22,344	$0
Fines & Forfeitures - 7101	$137,477	$126,194
Special Death Benefit Fees - 7104	$1,340	$1,655
State Sales Disclosure Fees - 7105	$2,750	$2,800
Coroner Trng. & Cont. Ed. Fees - 7106	$2,448	$3,888
Adult/Juv. Interstate Compact - 7107	$4,116	$6,116
Mortgage Recording Fee-State - 7108	$1,380	$1,283
Inheritance Tax - 7202	$527,385	$74,239
Education Plate Fee Distr - 7301	$0	$0
Riverboat Revenue Sharing - 7303	$0	$0
Convention Exhibition Center - 7304	$2,400,769	$3,311,648
C.E.D.I.T. Fund - 7312	$9,391,663	$8,409,039
C.O.I.T. Fund (H.S.C.) - 7313	$6,567,597	$4,431,800

C.O.I.T. Fund (P.T.R.C.) - 7315	$1,476,367	$0

Enterprises

Many local governments will operate enterprises, which are business-like entities through which the local government provides services while charging a fee for this service. Some examples of enterprises include water and wastewater utilities, parking garages and trash collection. The deficit or surplus is calculated by subtracting total expenditures for the identified enterprise from the total enterprise revenues for the identified year. A negative result indicates that the enterprise's spending exceeded its revenues for the year. By then dividing this result by the total revenues, it is possible to compare the deficit or surplus across enterprises. When an enterprise has a surplus (revenues exceeded expenditures), the result of this calculation will show the percentage of revenues which exceeded the expenditures in the included funds. For enterprises with a deficit (expenditures exceeded revenues), the result indicates the percentage of additional revenue that would have been needed in order for the enterprise's revenues to fully fund its annual expenditures. Enterprises may issue long-term debt which typically will be repaid through revenue derived through the charges for the enterprise's service. A debt ratio calculates the amount by which an enterprise's charges for services revenue exceed the annual debt payments. Higher debt ratios provide an indication that the debt may have sufficient revenue streams for repayment. Lower debt ratios could indicate a situation in which an enterprise must increase the charged fees in order to fund the payment of debt. More information is available in Enterprises and the companion excel file Enterprises.

Enterprise Name	2013 Deficit or Surplus to Revenue Ratio	2014 Deficit or Surplus to Revenue Ratio	Change

Enterprise Name	2013 Debt to Charge for Services Ratio	2014 Debt to Charge for Services Ratio	Change

Demographics

Demographics are provided by the U.S. Census Bureau from the American Community Survey.

$45,471	**17.8**	**2.50**
Median Household Income	*Poverty Rate*	*Average Houshold Size*

Population by Age, 2014	Population	Pct. of Total
Total	267,246	100%
Preschool (0 to 4)	17,480	6.5 %

School Age (5 to 17)	47,011	17.6 %
College Age (18 to 24)	29,901	11.2 %
Young Adult (25 to 44)	66,313	24.8 %
Adult (45 to 64)	69,017	25.8 %
Older Adult (65 plus)	37,524	14.0 %

Educational Attainment, 2014	Population	Pct. of Total
Total Population 25 and Older	172,854	100%
High School Graduate (incl. equiv.)	53,853	31.2 %
Associate Degree	13,235	7.7 %
Bachelor's Degree	29,255	16.9 %
Graduate or Professional Degree	19,056	11.0 %

Households, 2014	Households	Pct. of Total
Total Households	102,005	100%
Family Households	65,126	63.8 %
Non-family Households	36,879	36.2 %
Living Alone	30,660	30.1 %

Resident Occupations, 2014	Population	Pct. of Total
Employed civilian pop. 16 years and over	123,170	100%
Management, professional, and related	42,564	34.6 %
Service	21,700	17.6 %
Sales and office	30,291	24.6 %
Farming, fishing, and forestry	183	0.1 %
Construction, extraction, and maintenance	8,611	7.0 %
Production, transportation, and material moving	19,821	16.1 %

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Indiana Gateway for Government Units is the collection platform for local units of government to submit required data to the State of Indiana, as well as a public access tool for citizens. It represents a unique partnership between the State of Indiana and the Indiana Business Research Center at IU's Kelley School of Business, with initial support from the Lilly Endowment and sustainable support from the State of Indiana.

POWERED BY Information for Indiana

Participating state agencies currently include the Department of Local Government Finance, the State Board of Accounts, the Indiana Education Employment Relations Board and the Indiana Gaming Commission.

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Gateway for government units

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Fiscal Health Indicators

The Fiscal Health Indicators provide easy access to data that help assess the financial resiliency of local governments across the state.

- Indicators
- Comparisons
- Download

Type in the name of a local government unit:

Penn township, St. Joseph County

Excel

Penn township, St. Joseph County

2014 Census Population: N/A

Debt

Local governments may enter into debt for the purposes of funding capital projects such as the construction of facilities. This debt will often be payable over several years and will require the payment of interest on the amount of debt outstanding. Governments may use a wide variety of revenue sources for repayment of outstanding debt, including property taxes, local income taxes or utility fees. Multiple revenue sources may be dedicated to the repayment of an individual debt, with the revenues often identified as "primary" or "secondary". More information is available in Fiscal Health Indicators: Debts and the companion excel file Debt data.

$1,012,361
Amount of Outstanding Debt as of July 1, 2015

$15
Outstanding Debt Per Capita

$0.05
Outstanding Debt per $100 Net Assessed Value

Amount Outstanding as	2010 Population	Outstanding Debt per	2014 Certified Net AV	Outstanding Debt per

of July 1, 2015		Capita		$100 NAV
$1,012,361	66,198	$15	$1,897,872,841	$0.05

Debt Name (Bond ID)	Primary Repayment Source	Secondary Repayment Source(s)	Amount Outstanding as of July 1, 2015	Year of Last Scheduled Payment
Emergency Borrowing Refunding Notes, Series 2013 - 7584	Property Tax		$652,525	2016
US Bank Defibrillator Lease - 8010	Property Tax		$39,348	2018
Republic First National Corporation Sutphen Shield 2 Pumper Lease - 8013	Property Tax		$320,488	2018

Pensions

Many local governments provide employees with a pension plan to assist with retirement. These pension plans often include a contribution by the local government on behalf of the employees. While some local governments may choose to operate their own pension plans either for all employees or just for select pools of employees, many local governments will also operate pension plans through the Indiana Public Retirement System (INPRS). INPRS administers several different pension plans used by local governments.More information is available in Fiscal Health Indicators: Pension Plans and the companion excel file Pension Plans.

N/A

2014 Retiree(s) With Locally Operated Pension Plan(s)

N/A

2014 Contributions to Locally Operated Pension Plan(s)

Pension Plan Name	Plan Type	2013 Employer Contribution	2013 Retirees	2014 Employer Contribution	2014 Retirees

Post Employment Benefits

A local government may offer post-employment benefits to retirees. These benefits may include medical, prescription drug, dental, vision, hearing, life insurance, long-term care benefits, and long-term disability benefits (not covered under a pension plan) that are provided after employment ends. Indiana Code 36-1-8-17.5 requires that local governments report prior year retiree benefits by March 1 of each year. In order to meet this reporting requirement, local governments may choose to contract for an actuarial study or may choose to estimate the required information.More information is available in Fiscal Health Indicators: Retiree Benefits and the companion excel file Retiree Benefits.

The information displayed here is estimated by the unit.

0

2014 Retiree(s) Receiving Post Retirement Benefits

$0

2014 Post Retirement Benefits Paid

Net Assessed Value & Exempt Properties

A key value in determining property tax rates is the amount of net assessed value for the unit (as certified to the Department of Local Government Finance by the county auditor). Certified net assessed value is the sum of the assessed values of real estate and personal property after the removal of any applicable deductions or exemptions and after removing the assessed value which is being directed to TIF districts. The certified net assessed value (CNAV) is commonly referred to as the property tax base for the local government.

Deductions reduce the gross assessed value by a certain amount or percentage. Exemptions typically will make the entire assessed value of the parcel or record exempt from taxation, essentially taking the parcel or record out of the property tax base for a local government. In certain instances, though, it is also possible to have partial exemptions, which exempt just a portion of the parcel or record from taxation. More information is available in these two documents: Fiscal Health Indicators: Net Assessed Value (NAV) and Fiscal Health Indicators: Government Acreage as Percent of Total Acres, as well as these companion excel files Net Assessed Value (NAV) and Government Acreage as Percent of Total Acres.

$1,897,872,84

2014 Certified Net Assessed Value

$258,785,564

2014 Exempt Assessed Value

13.6 %

2014 Exempt Assessed Value as Percent of Certified Net Assessed Value

	2013	2014	Percent Change
Certified Net Assessed Value	$1,934,884,032	$1,897,872,841	-1.9 %
Exempt Assessed Value	$291,852,719	$258,785,564	-11.3 %

	2013	2014	Change
Exempt Assessed Value as Percent of Certified Net Assessed Value	15.1 %	13.6 %	-1.4 %

24,400
Total Acreage

965
Government Acreage

4.0 %
Government Acreage as Percent of Total Acreage

	2013	2014	Percent Change
Total Acreage	23,908	24,400	2.1 %
Government Acreage	967	965	-0.2 %

	2013	2014	Change
Government Acreage as Percent of Total Acreage	4.0 %	4.0 %	-0.1 %

Property Tax Caps

Local governments that collect property taxes may be impacted by the application of property tax caps. Property tax caps limit the amount of an individual tax bill to a percent of the gross assessed value. For owner-occupied homestead properties, the tax bill cannot exceed 1% of the gross assessed value of the property. For other residential properties, long term care facilities and agricultural land, the tax bill cannot exceed 2% of the gross assessed value. The tax bills on all other real property and all personal property are restricted to 3% of the gross assessed value. In addition, there is an additional property tax cap known as the Over 65 property tax cap. The Over 65 property tax cap is dependent on the age and income of the taxpayer and changes in the tax bill from year to year. When a tax bill reaches the applicable property tax cap, any additional tax liability above the property tax cap is credited to the taxpayer and is no longer due by the taxpayer. This credit results in a loss to local governments as the full property tax levy is unable to be collected. More information is available in Fiscal Health Indicators: Property Tax Cap and the companion excel file Property Tax Cap.

$3,431,224
Certified Levy

$75,672
Property Tax Cap

2.2 %
Property Tax Cap as a Percent of the Total Levy

	2013	2014	Percent Change
Certified Levy	$2,733,452	$3,431,224	25.5 %
Property Tax Cap	$64,606	$75,672	17.1 %
	2013	**2014**	**Change**
Property Tax Cap as a Percent of the Total Levy	2.4 %	2.2 %	-0.2 %

Tax Increment Financing (TIF)

Counties, cities, and towns can establish tax increment finance (TIF) districts through a redevelopment commission or authority. TIF districts allow the redevelopment commission or authority to receive tax revenues from growth in assessed value within the TIF district and then use those revenues for projects within the TIF district. These projects typically are designed to encourage further development and growth within the TIF district or surrounding area. More information is available in Fiscal Health Indicators: Tax Increment Finance and the companion excel file Tax Increment Finance.

$201,842,453

Certified Incremental TIF Assessed Value

10.6 %

Incremental TIF as Percent of Certified AV

$0

Certified Passthrough TIF AV

0.0 %

Passthrough TIF as Percent of Certified AV

	2013	2014	Percent Change
Certified Net Assessed Value	$1,934,884,032	$1,897,872,841	-1.9 %
Certified Incremental TIF Assessed Value	$211,029,033	$201,842,453	-4.4 %
Certified Passthrough TIF AV	$0	$0	0.0 %
	2013	**2014**	**Change**
Incremental TIF as Percent of Certified AV	10.9 %	10.6 %	-0.3 %

Passthrough TIF as Percent of Certified AV	0.0 %	0.0 %	0.0 %

TIF Name (TIF ID)	2013 Parcel Count	2013 Base AV	2013 Inc. AV	2014 Parcel Count	2014 Base AV	2014 Inc. AV

Local Option Income Taxes

Counties have the ability to impose local income taxes on their residents or employees working within the county as a way to generate additional revenue for local governments or to provide for property tax credits for taxpayers. At this time, all 92 counties impose at least one of the available local option income tax (LOIT) options. More information is available in Fiscal Health Indicators: Local Income Taxes and the companion excel file Local Income Taxes.

$193,703

2014 Total

$3

2014 Total Per Capita

	2013	2014	Percent Change
Total	$159,187	$193,703	21.7 %
	2013	**2014**	**Change**
Total Per Capita	$2	$3	$1

	2013	2014	Percent Change
Total	$159,187	$193,703	21.7 %
County Option Income Tax (COIT)	$159,187	$193,703	21.7 %
COIT Public Safety	$0	$0	0.0 %
County Economic Development Income Tax (CEDIT)	$0	$0	0.0 %
County Adjusted Gross Income Tax (CAGIT)	$0	$0	0.0 %
CAGIT Property Tax Replacement Credit (PTRC)	$0	$0	0.0 %
CAGIT Public Safety	$0	$0	0.0 %

Levy Freeze	$0	$0	0.0 %
Special Legislation	$0	$0	0.0 %

Annual Financial Reports: General Fund

The annual financial results of a local government provide key insights on the fiscal health of the local government. By reviewing items such as fund balances and trends in spending and revenues, interested parties can gain an understanding of how the government has been performing from a financial perspective and where concerns may exist in the future.

At regular intervals, local governments are required to submit financial results to the State of Indiana. Non-school political subdivisions will submit an Annual Financial Report to the State Board of Accounts after the conclusion of a year. Schools submit semi-annual financial results to the Indiana Department of Education. This data forms the basis for the indicators included in this section. Please note that Indiana local governments primarily report on a cash basis for accounting. This may impact the interpretation of fund balances and other financial data.

As each unit will have their own set of funds and methods for reporting activities within these funds, the Department has provided standardization for the purposes of Fiscal Health Indicators. To do so, the Department first assigned each fund to the specific categories of General, Rainy Day, Debt Service, Dedicated, Restricted and Enterprise. More information is available in Fiscal Health Indicators: Financial Data and the companion excel file Financial Data.

79.2 %

General Fund Balance as Pct. of Revenues

56.0 %

General Fund Deficit or Surplus as Pct. of Revenue

$5.83

General Fund Revenues Per Capita

	2013	2014	Percent Change
General Fund Balance	$89,522	$305,566	241.3 %
General Fund Deficit or Surplus	$74,622	$216,044	189.5 %
General Fund Revenues	$226,003	$386,037	70.8 %

	2013	2014	Change
Balance as Pct. of Revenues	39.6 %	79.2 %	39.5 %
Deficit or Surplus as Pct. of Revenues	33.0 %	56.0 %	22.9 %
Per Capita Revenues	$3.41	$5.83	$2.42

General Fund Revenues by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$226,003	100.0%	$386,037	100.0%
Taxes and Intergovernmental	$220,939	97.8 %	$382,024	99.0 %
Licenses and Permits	N/A	N/A	N/A	N/A
Charges for Services	N/A	N/A	N/A	N/A
Fines, Forfeitures, and Fees	N/A	N/A	N/A	N/A
Utility Penalties	N/A	N/A	N/A	N/A
Other Receipts	$5,064	2.2 %	$4,014	1.0 %

179.8 %

General Fund Balance as Pct. of Expenditures

$2.57

General Fund Expenitures Per Capita

	2013	2014	Percent Change
General Fund Balance	$89,522	$305,566	241.3 %
General Fund Expenditures	$151,381	$169,993	12.3 %
	2013	**2014**	**Change**
Balance as Pct. of Expenditures	59.1 %	179.8 %	120.6 %
Per Capita Expenditures	$2.29	$2.57	$0.28

General Fund Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$151,381	100.0%	$169,993	100.0%
Personal Services	$109,470	72.3 %	$123,317	72.5 %
Supplies	$7,513	5.0 %	$8,417	5.0 %
Services and Charges	$26,345	17.4 %	$33,479	19.7 %
Debt Service - Principal and Interest	N/A	N/A	N/A	N/A

Capital Outlays	$8,053	5.3 %	$4,779	2.8 %
Other Disbursements	N/A	N/A	N/A	N/A
Operations	N/A	N/A	N/A	N/A

Annual Financial Reports: All Funds

3.2 %

Deficit or Surplus as Pct. of Revenue

$66.13

Expenditures Per Capita

	2013	2014	Percent Change
Revenues	$6,204,800	$4,522,192	-27.1 %
Expenditures	$5,825,973	$4,377,851	-24.9 %
Deficit or Surplus	$378,826	$144,341	-61.9 %
	2013	**2014**	**Change**
Deficit or Surplus as Pct. of Revenue	6.1 %	3.2 %	-2.9 %
Expenditures Per Capita	$88.01	$66.13	($21.88)

Revenues by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$6,204,800	100.0%	$4,522,192	100.0%
Taxes and Intergovernmental	$3,332,020	53.7 %	$3,897,534	86.2 %
Licenses and Permits	N/A	N/A	N/A	N/A
Charges for Services	$295,190	4.8 %	$255,223	5.6 %
Fines, Forfeitures, and Fees	N/A	N/A	N/A	N/A
Utility Penalties	N/A	N/A	N/A	N/A
Other Receipts	$2,577,590	41.5 %	$369,435	8.2 %

Expenditures by Type	2013	Pct. of Total	2014	Pct. of Total
Total	$5,825,973	100.0%	$4,377,851	100.0%
Personal Services	$2,132,452	36.6 %	$2,113,434	48.3 %
Supplies	$229,244	3.9 %	$183,182	4.2 %
Services and Charges	$1,856,621	31.9 %	$1,003,987	22.9 %
Debt Service - Principal and Interest	$1,114,095	19.1 %	$725,160	16.6 %
Capital Outlays	$303,905	5.2 %	$213,139	4.9 %
Other Disbursements	N/A	N/A	N/A	N/A
Operations	N/A	N/A	N/A	N/A

Fund Name - Number	2013 Ending Cash Balance	2014 Ending Cash Balance
General Fund		
General Township - 10	$89,522	$305,566
Rainy Day Fund		
Rainy Day - 9	$60,041	$59,383
Dedicated Funds		
Excess Levy Fund - 0108	$0	$142
Cumulative Fire - 1	$372,387	$741,138
Poor Relief - 11	$512,778	$363,219
Youth Center Donations - 13	$0	$0
Federal Emergency Management Agency - 14	$0	$5,000
Fire Donations - 4	$5,782	$10,660
Fire Equipment - 5	$2,720	$0
Fire Fighting - 6	$203,713	$219,083

Recreation - 7	$0	$0
Debt Service Funds		
Township Assistance Debt - 12	$14,996	$14,996
Emergency Fire Loan - 2	$48,046	$302,331
Fire Debt - 3	$314,346	$339,224
Enterprise Funds		
Restricted Funds		
Payroll Deductions - 8	$873	$2,965

Enterprises

Many local governments will operate enterprises, which are business-like entities through which the local government provides services while charging a fee for this service. Some examples of enterprises include water and wastewater utilities, parking garages and trash collection. The deficit or surplus is calculated by subtracting total expenditures for the identified enterprise from the total enterprise revenues for the identified year. A negative result indicates that the enterprise's spending exceeded its revenues for the year. By then dividing this result by the total revenues, it is possible to compare the deficit or surplus across enterprises. When an enterprise has a surplus (revenues exceeded expenditures), the result of this calculation will show the percentage of revenues which exceeded the expenditures in the included funds. For enterprises with a deficit (expenditures exceeded revenues), the result indicates the percentage of additional revenue that would have been needed in order for the enterprise's revenues to fully fund its annual expenditures. Enterprises may issue long-term debt which typically will be repaid through revenue derived through the charges for the enterprise's service. A debt ratio calculates the amount by which an enterprise's charges for services revenue exceed the annual debt payments. Higher debt ratios provide an indication that the debt may have sufficient revenue streams for repayment. Lower debt ratios could indicate a situation in which an enterprise must increase the charged fees in order to fund the payment of debt. More information is available in Enterprises and the companion excel file Enterprises.

Enterprise Name	2013 Deficit or Surplus to Revenue Ratio	2014 Deficit or Surplus to Revenue Ratio	Change

Enterprise Name	2013 Debt to Charge for Services Ratio	2014 Debt to Charge for Services Ratio	Change

Demographics

Demographics are provided by the U.S. Census Bureau from the American Community Survey.

N/A
Median Household Income

N/A
Poverty Rate

N/A
Average Houshold Size

Population by Age, 2014	Population	Pct. of Total
Total	N/A	100%
Preschool (0 to 4)	N/A	N/A
School Age (5 to 17)	N/A	N/A
College Age (18 to 24)	N/A	N/A
Young Adult (25 to 44)	N/A	N/A
Adult (45 to 64)	N/A	N/A
Older Adult (65 plus)	N/A	N/A

Educational Attainment, 2014	Population	Pct. of Total
Total Population 25 and Older	N/A	100%
High School Graduate (incl. equiv.)	N/A	N/A
Associate Degree	N/A	N/A
Bachelor's Degree	N/A	N/A
Graduate or Professional Degree	N/A	N/A

Households, 2014	Households	Pct. of Total
Total Households	N/A	100%
Family Households	N/A	N/A
Non-family Households	N/A	N/A
Living Alone	N/A	N/A

Resident Occupations, 2014	Population	Pct. of Total

Employed civilian pop. 16 years and over	N/A	100%
Management, professional, and related	N/A	N/A
Service	N/A	N/A
Sales and office	N/A	N/A
Farming, fishing, and forestry	N/A	N/A
Construction, extraction, and maintenance	N/A	N/A
Production, transportation, and material moving	N/A	N/A

RECEIVED
DEBORAH S. BLOCK, MMC

JUL 13 2017

CITY CLERK
MISHAWAKA, IN

PETITION #17-17

1st Reading 7-17-17
2nd Reading
Passed
Failed
Continued To

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2017-29

ORDINANCE NO. __________

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

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

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and 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:

Parcel 1: Acreage 5.53 +/-

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East, described as beginning at the Southeast corner of the parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West along said North line 177 feet to the true point of beginning; thence South 1020 feet; thence West 235.5 feet; thence North 1020 feet to the North line of said Quarter Quarter Section; thence East along said North line 235.5 feet to the point of beginning.

COMMON ADDRESSES: 914 East McKinley Avenue

Parcel 2: Acreage 6.99 +/-

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East described as beginning at the Southeast corner of a parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southeast Quarter of the Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West 177 feet; thence South 1020 feet; thence West 235.5 feet; thence South 300 feet to the South line of Section 3; thence East along said South line 412.5 feet to the point of beginning.

Proposed Ordinance No. 17-29

Ordinance No. __________
COMMON ADDRESSES: 916 East McKinley Avenue

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

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

1. Existing Conditions – A majority of the property owned by the petitioner is within the City limits and would be easier to use/enforce if all the property was in one jurisdiction.

2. Character of Buildings in Area - Adjacent land uses include are a mix of industrial and commercial, along one of the City's major east-west corridors.

3. The most desirable/highest and best use – Because of the parcel's location along the corridor and the property's historical use, the most desirable use for the property is to continue and expand the industrial use.

4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the proposed use is compatible with the adjacent commercial and industrial uses.

5. Comprehensive Plan – The Mishawaka 2000 Comprehensive Plan identified this pocket of the McKinley corridor as industrial. The petition to annex and zone the entire property to I-1 Light Industrial is consistent with the Comprehensive Plan.

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this ____ day of __________________, 2017, at ______ o'clock ___.M.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

Proposed Ordinance No. 17-29

Ordinance No. ___________

PRESENTED by me to the Mayor this ______ day of _________________, 2017, at ______ o'clock ______.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of ________________, 2017, at _______o'clock ______.M.

____
David A. Wood, Mayor

troyer group
Together, We Will

RECEIVED
DEBORAH S. BLOCK, MMC
JUN 29 2017
CITY CLERK
MISHAWAKA, IN

Petition for Annexation and Zoning

RECEIVED
JUN 21 2017
BUILDING, PLANNING
COMMUNITY DEVELOPMENT
PET 17-17

June 21, 2017

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

RE: Petition for Annexation and Zoning Classification

The undersigned *PD Realty, LLC* respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

Parcel 1: Acreage 5.53 +/-
A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East, described as beginning at the Southeast corner of the parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West along said North line 177 feet to the true point of beginning; thence South 1020 feet; thence West 235.5 feet; thence North 1020 feet to the North line of said Quarter Quarter Section; thence East along said North line 235.5 feet to the point of beginning.

COMMON ADDRESSES: 914 East McKinley Avenue

Parcel 2: Acreage 6.99 +/-
A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section Three (3), Township Thirty-seven (37) North, Range Three (3) East described as beginning at the Southeast corner of a parcel of land containing 7 ½ acres taken off the entire length of the East side of 17 ½ acres off the West side of said Southeast Quarter of the Southwest Quarter; thence North 1320 feet to the North line of said Quarter Quarter Section; thence West 177 feet; thence South 1020 feet; thence West 235.5 feet; thence South 300 feet to the South line of Section 3; thence East along said South line 412.5 feet to the point of beginning.

COMMON ADDRESSES: 916 East McKinley Avenue

Petitioners own One Hundred (100%) percent of the above-described parcel of land which is located at 914 and 916 East McKinley Avenue, Mishawaka, IN and that Petitioners desires to have **Parcel I** be annexed to the City of Mishawaka, Indiana, with a I-1 Light Industrial Zoning classification. It is also the desire of the Petitioners to rezone the South West portion of **Parcel II** (Described as the SW 235.5' by 300'section of Parcel II) from a C-4 Automobile Oriented Commercial Zoning to the I-1 Light Industrial Zoning Classification in its entirety. The petitioner further state they intend to utilize said land for business operations related to the Direct Line Communications, LLC (New Building) and Pemberton Davis Electric, Inc. (Future Addition) Operations.

Accompanying this petition is a drawing, to scale, showing the above-described parcels of real estate.

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed. The New Building and addition to the site will restore its contribution, economically, to the City of Mishawaka, and ensure that protection for the adjacent well field is established.

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 parcel 1 to the City of Mishawaka with a zoning classification of I-1 Light Industrial and the rezoning of the South west portion of Parcel 2 to a I-1 Light Industrial Classification.

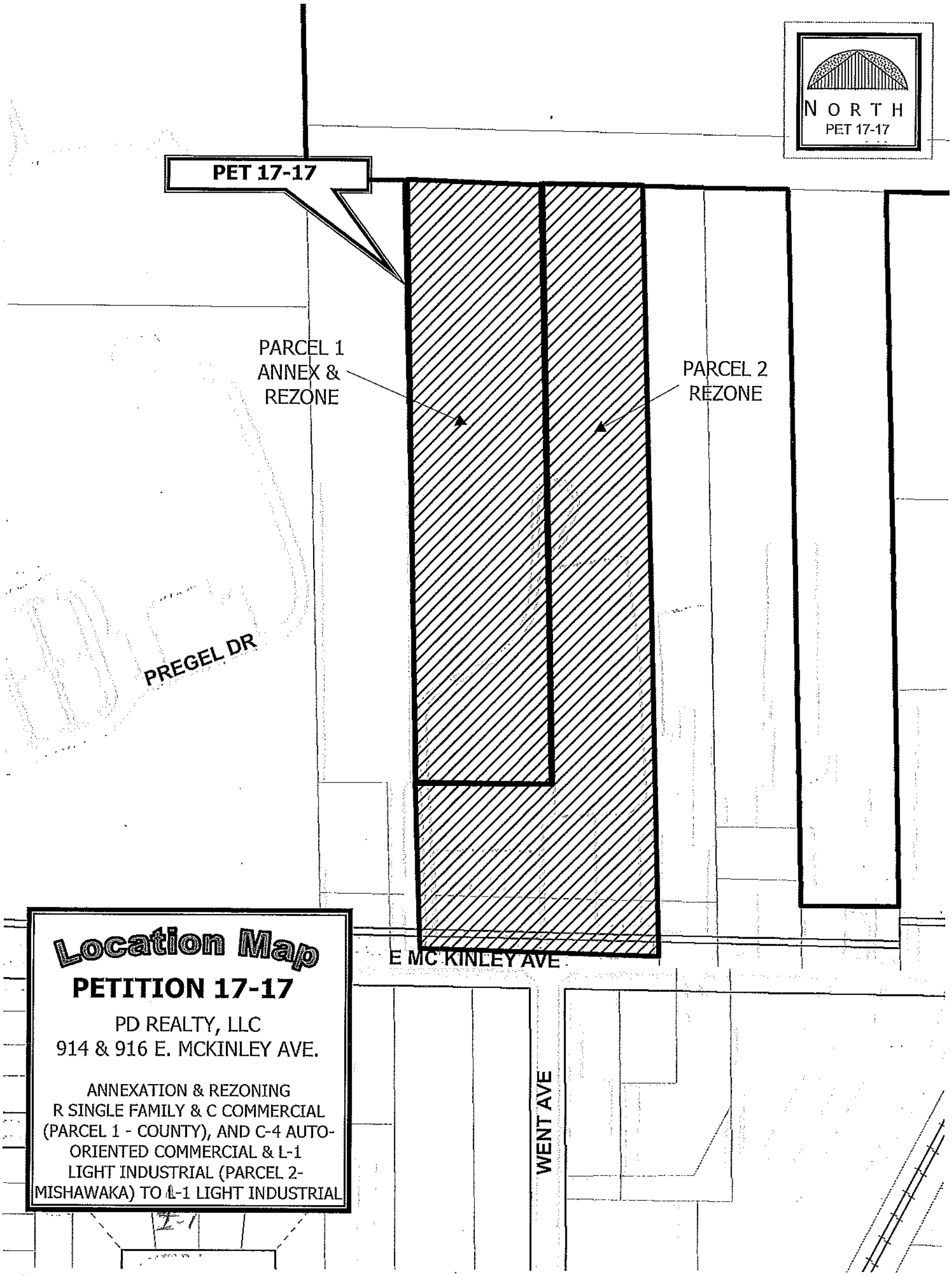
Property Owner Signature

WILLIAM D. PEMBERTON

Print Property Owner Name

Contact Person:

Steven Ruby, PLA
550 Union Street
Mishawaka, IN 46544
Ph:(574) 259-9976
Fax:(574)254-4048
sdr@troyergroup.com


PET 17-17
NORTH
PET 17-17
PARCEL 1
ANNEX &
REZONE
PARCEL 2
REZONE
PREGEL DR
E MC KINLEY AVE
WENT AVE
Location Map
PETITION 17-17
PD REALTY, LLC
914 & 916 E. MCKINLEY AVE.
ANNEXATION & REZONING
R SINGLE FAMILY & C COMMERCIAL
(PARCEL 1 - COUNTY), AND C-4 AUTO-
ORIENTED COMMERCIAL & L-1
LIGHT INDUSTRIAL (PARCEL 2-
MISHAWAKA) TO L-1 LIGHT INDUSTRIAL

1st Reading 8-21-17
2nd Reading
Passed
Failed
Continued

PETITION #17-21

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2017-30e

ORDINANCE NO. ______________

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

WHEREAS, the City of Mishawaka has filed a petition for vacation of the public right-of-way described in Section 1 below;

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

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

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

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

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

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

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

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

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

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

THE WEST 36 FEET OF THE BORLEY AVENUE FROM THE SOUTH RIGHT-OF-WAY LINE OF DONALDSON AVENUE EXTENDED TO THE SOUTH RIGHT-OF-WAY LINE BORLEY AVENUE ALSO BEING THE NORTH LINE OF LOT 7 OF MAIN STREET CORRIDOR FIRST SUBDIVSION AS RECORDED UNDER INSTRUMENT NUMBER 1405633 IN THE OFFICE OF RECORDER OF ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPOSED ORDINANCE NO. 2017-30

ORDINANCE NO._

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN SAID MAIN STREET CORRIDOR FIRST SUBDIVISION; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 289.63'; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DONALDSON AVENUE; THENCE NORTH 89 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 42.27 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 296.01 FEET TO SAID NORTH LINE OF LOT 7 OF MAIN STREET CORRIDOR FIRST SUBDIVISION; THENCE SOUTH 89 DEGREES 14 MINUTES 12 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: A Portion of Borley Avenue South of Donaldson Avenue

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

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

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of __________________, 2017.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of ________________, 2017, at ____ o'clock ______.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of __________________, 2017, at ______ o'clock ______.M.

____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 03 2017

CITY CLERK
MISHAWAKA, IN

PET 17-21

RECEIVED
JUL 19 2017
BUILDING, PLANNING
COMMUNITY DEVELOPMENT

Date: July 19, 2017

To The Honorable Members of the
Common Council
City of Mishawaka, Indiana
And
Mishawaka City Plan Commission
City of Mishawaka, Indiana

Re: Petition for Vacation of Public Right of Way

The undersigned City of Mishawaka, through its Department of Planning and Development, respectfully requests the Mishawaka Common Council and the Mishawaka City Plan Commission vacate the following described public right of way located in the City of Mishawaka, St. Joseph County, Indiana:

> THE WEST 36 FEET OF THE BORLEY AVENUE FROM THE SOUTH RIGHT-OF-WAY LINE OF DONALDSON AVENUE EXTENDED TO THE SOUTH RIGHT-OF-WAY LINE BORLEY AVENUE ALSO BEING THE NORTH LINE OF LOT 7 OF MAIN STREET CORRIDOR FIRST SUBDIVSION AS RECORDED UNDER INSTRUMENT NUMBER 1405633 IN THE OFFICE OF RECORDER OF ST. JOSEPH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN SAID MAIN STREET CORRIDOR FIRST SUBDIVISION; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 289.63'; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DONALDSON AVENUE; THENCE NORTH 89 DEGREES 14 MINUTES 12 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 42.27 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 296.01 FEET TO SAID NORTH LINE OF LOT 7 OF MAIN STREET CORRIDOR FIRST SUBDIVISION; THENCE SOUTH 89 DEGREES 14 MINUTES 12 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

Said right-of-way to be vacated is adjacent to Lot 6 of Main Street Corridor 1st Subdivision.

Petitioner further states they are the owner of the property immediately adjacent to the above-described right of way.

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

Kenneth B. Prince, AICP, ASLA
City Planner
ADJACENT PROPERTY OWNER
Lot 6 of Main Street Corridor First Sub.

CONTACT PERSON:
Kenneth B. Prince, AICP, ASLA
City Planner
600 E. Third Street
Mishawaka, IN 46544
574-258-1625

INSTR. #1405633
RECORDED
SUBDIVISION
PLAT

MAIN STREET CORRIDOR FIRST SUBDIVISION

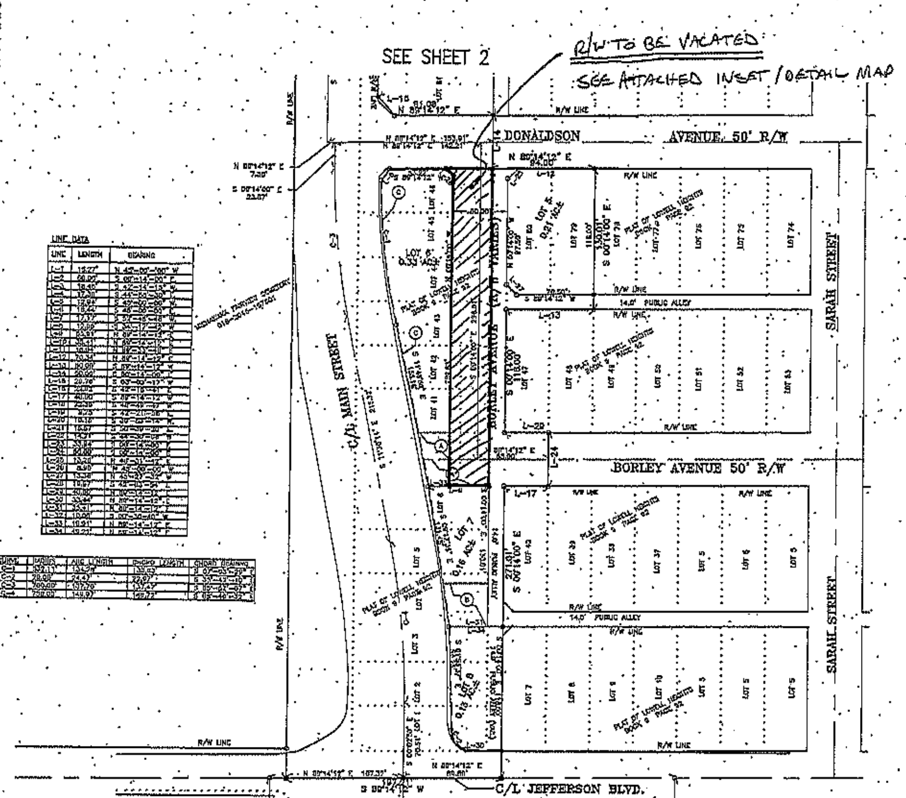
PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE CENTERLINE OF RUSS AVENUE; THENCE N. 89°14'12" E. ALONG THE CENTERLINE OF SAID RUSS AVENUE A DISTANCE OF 153.21 FEET; THENCE S. 00°14'00" E. A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF SAID RUSS AVENUE; THENCE S. 89°14'12" W. ALONG SAID SOUTH LINE A DISTANCE OF 93.29 FEET TO THE EAST LINE OF SAID MAIN STREET; THENCE ALONG SAID EAST LINE FOR THE NEXT THREE (3) COURSES, S. 48°49'47" W. A DISTANCE OF 22.30 FEET AND S. 00°14'00" E. ALONG SAID EAST LINE A DISTANCE OF 206.21 FEET AND S. 42°21'50" E. A DISTANCE OF 9.76 FEET TO THE NORTH LINE OF LASALLE AVENUE; THENCE S. 00°14'00" E. A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID LASALLE AVENUE WITH THE EAST LINE OF MAIN STREET; THENCE ALONG SAID EAST LINE FOR THE NEXT THREE (3) COURSES, S. 39°52'14" W. A DISTANCE OF 10.15 FEET AND S. 00°14'00" E. ALONG SAID EAST LINE A DISTANCE OF 212.29 FEET AND S. 50°39'20" E. A DISTANCE OF 15.57 FEET TO THE NORTH LINE OF COLFAX AVENUE; THENCE S. 00°14'00" E. A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF COLFAX AVENUE WITH THE EAST LINE OF MAIN STREET; THENCE ALONG SAID EAST LINE FOR THE NEXT THREE (3) COURSES, S. 44°30'00" W. A DISTANCE OF 14.21 FEET AND S. 00°14'00" E. ALONG SAID EAST LINE A DISTANCE OF 222.01 FEET AND S. 42°03'54" E. A DISTANCE OF 16.97 FEET TO THE NORTH LINE OF OMER AVENUE; THENCE N. 89°14'12" E. ALONG SAID NORTH LINE A DISTANCE OF 94.81 FEET; THENCE S. 00°14'00" E. ALONG THE WEST LINE OF A 14 FT. WIDE PUBLIC ALLEY AND ITS NORTHERLY EXTENSION A DISTANCE OF 705.01 FEET TO A POINT ON THE EAST LINE LOT #84 IN THE PLAT OF "LOWELL HEIGHTS" AS RECORDED IN PLAT BOOK # 9 ON PAGE # 92 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE S. 89°14'12" W. A DISTANCE OF 105.59 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET LINE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT FOUR (4) COURSES, S 00°30'40" W, A DISTANCE OF 10.00 FEET; THENCE S. 03°03'17" W. A DISTANCE OF 20.75 FEET; THENCE S. 01°02'32" W. A DISTANCE OF 78.13 FEET; THENCE S. 42°15'41" E. A DISTANCE OF 22.92 FEET TO THE NORTH RIGHT-OF-WAY OF DONALDSON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N. 89°14'12" E. A DISTANCE OF 91.06 FEET; THENCE S. 00°14'00" E. A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID DONALDSON AVENUE; THENCE N. 89°14'12" E. ALONG SAID SOUTH LINE A DISTANCE OF 64.00 FEET TO THE NORTHWEST CORNER OF LOT # 78 IN THE PLAT OF "LOWELL HEIGHTS" AS RECORDED IN PLAT BOOK # 9 ON PAGE # 92 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE S. 00°14'00" E. ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION A DISTANCE OF 130.01 FEET TO A POINT ON THE SOUTH LINE OF A 14 FT. WIDE PUBLIC ALLEY; THENCE S. 89°14'12" W. ALONG SAID SOUTH LINE A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF LOT # 47 IN SAID PLAT; THENCE S. 00°14'00" E. ALONG THE WEST LINE OF SAID LOT # 47 A DISTANCE OF 110.00 FEET TO THE NORTH LINE OF BORLEY AVENUE; THENCE N. 89°14'12" E. ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET; THENCE S. 00°14'00" E. A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT # 40 IN SAID PLAT AND THE SOUTH RIGHT-OF-WAY LINE OF BORLEY AVENUE; THENCE ALONG SOUTH LINE S. 89°14'12" W. 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT #40; THENCE S. 00°14'00" E. ALONG THE WEST LINE OF SAID LOT # 40 AND LOT # 7 IN SAID PLAT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 271.01 FEET TO THE CENTERLINE OF JEFFERSON BOULEVARD; THENCE S. 89°14'12" W. ALONG SAID CENTERLINE A DISTANCE OF 197.21 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF MAIN STREET EXTENDED SOUTH; THENCE ALONG THE WEST LINE OF MAIN STREET AND ITS SOUTHERLY EXTENSION FOR THE NEXT FOUR (4) COURSES, N. 00°14'00" W. A DISTANCE OF 1108.03 FEET AND N. 02°17'04" W. A DISTANCE OF 120.42 FEET AND N. 03°38'26" W. A DISTANCE OF 95.74 FEET AND N. 00°14'00" W. A DISTANCE OF 823.93 FEET TO THE NORTHEAST CORNER OF LOT # 75 IN THE PLAT OF "MARTIN'S FIRST ADDITION" AS RECORDED IN PLAT BOOK # 12 ON PAGE # 41 IN THE RECORDS OF SAID COUNTY; THENCE S. 89°35'25" W. ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 110.50 FEET TO THE NORTHWEST CORNER OF SAID LOT AND THE EAST LINE OF A 14 FT. WIDE PUBLIC ALLEY; THENCE N. 00°34'31" W. ALONG THE EAST LINE OF SAID ALLEY AND ITS NORTHERLY EXTENSION A DISTANCE OF 121.03 FEET TO THE CENTERLINE OF RUSS AVENUE; THENCE N. 89°14'12" E. ALONG SAID CENTERLINE A DISTANCE 151.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.50 ACRES MORE OR LESS COMPRISED OF EIGHT (8) LOTS.

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



EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNER(S), ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

FLOOD PLAIN NOTE:

THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY H.U.D. FOR FLOOD INSURANCE. PANEL NO. 18141C0210D. DATED JANUARY 6, 2011.

STREET CLASSIFICATION NOTE:

NAME	CLASSIFICATION	WIDTH
1. MAIN STREET	MINOR ARTERIAL	AS SHOWN
2. RUSS STREET	MINOR	AS SHOWN
2. OMER AVENUE	MINOR	AS SHOWN
3. LOWELL AVENUE	MINOR	AS SHOWN
4. EDGAR AVENUE	MINOR	AS SHOWN
5. DONALDSON AVENUE	MINOR	AS SHOWN
6. JEFFERSON BLVD.	MINOR ARTERIAL	AS SHOWN

BUILDING ENCROACHMENT NOTE:

THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION.

WATER AND SEWER NOTE:

LOTS SHOWN ON THIS PLAT SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER FACILITIES LOCATED ADJACENT TO SITE.

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION ON ANY OTHERS OR EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

SURVEYOR'S CERTIFICATE

I, R.L. HARNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON THE 27th DAY OF FEBRUARY 2013; THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF MISHAWAKA, INDIANA.

R.L. HARNER L.S. # 910032

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW."
R. L. HARNER

R.L. HARNER REGISTERED No. LS910032 STATE OF INDIANA LAND SURVEYOR

LEGEND:

- (A) 25' WIDE UTILITY EASEMENT
- (B) 40' WIDE UTILITY EASEMENT
- (C) 1.0' WIDE NON-ACESS EASEMENT

DEED OF DEDICATION

WE THE UNDERSIGNED OWNERS, AND OR DULY AUTHORIZED REPRESENTATIVES THEREOF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF MISHAWAKA, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

MAIN STREET CORRIDOR FIRST SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREET(S), THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS" ARE RESERVED FOR THE USES AS DESIGNATED FOR THE USE OF THE PUBLIC UTILITIES AND INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT THE OWNERS OF SAID LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS AND OR DULY AUTHORIZED REPRESENTATIVES THEREOF, THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED. DATED THIS 24th DAY OF February, 2014.

REDEVELOPMENT COMMISSION
CITY OF MISHAWAKA
600 E. THIRD STREET
MISHAWAKA, INDIANA 46544

M. GILBERT EBERHART, PRESIDENT
REDEVELOPMENT COMMISSION

JIM PINCEK, VICE PRESIDENT
REDEVELOPMENT COMMISSION

BILL BUKACZEWSKI, SECRETARY
REDEVELOPMENT COMMISSION

NOTARIZATION STATEMENT

STATE OF INDIANA]
SS:
COUNTY OF ST. JOSEPH]

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON'S), AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIES SEAL THIS ____ DAY OF ____________ 2014.

MY COMMISSION EXPIRES 7-20-

NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY

SURVEYORS & ENGINEERS:

DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

SCALE 1" = 50'

2-12-14 PJH Per Mishawaka comments

DATE	DRAWN BY:	REVISIONS		
3/21/13	PJH	DATE	BY	
SCALE	CHECKED BY:	5-31-13	PJH	Per Mishawaka comments
1" = 50'	MJD	8-28-13	PJH	Per Mishawaka comments
FILE #	PROJ. MANGR:	9-13-13	PJH	Per Mishawaka comments
130101	SMM	2-6-14	PJH	REVISED OWNERSHIP SIGNATURES

DHA Danch, Harner & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

SHEET 3 OF 3

ABONMARCHE

750 Lincoln Way East
South Bend, IN. 46601
T 574.232.8700
F 574.251.4440
abonmarche.com

INSET/DETAIL MAP

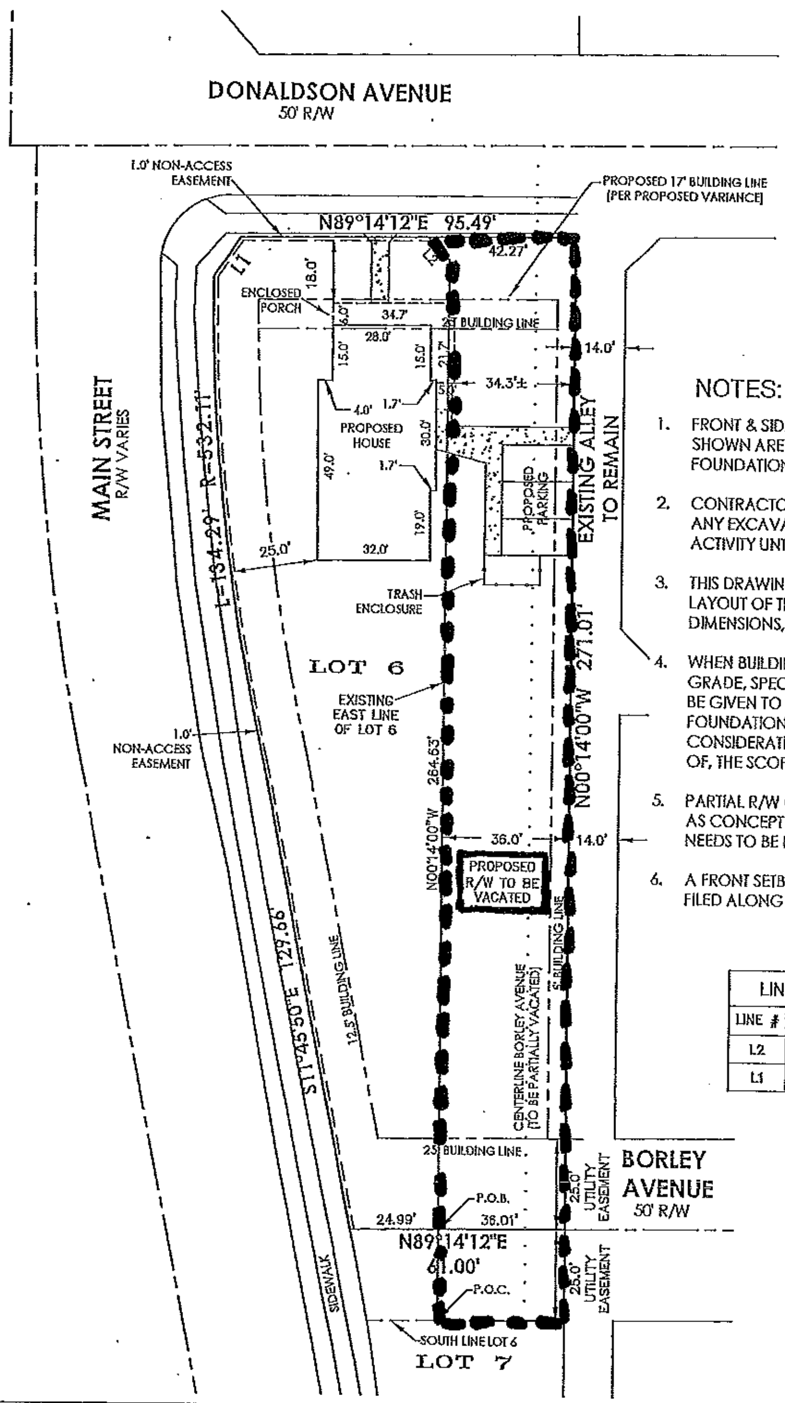
Battle Creek
Benton Harbor
Manistee
South Haven

Goshen
Hobart
Lafayette
South Bend
Valparaiso

Engineering · Architecture · Land Surveying

A PART OF LOT 6 MAIN STREET CORRIDOR FIRST SUBDIVISION, EXCEPT THE SOUTH 25 FEET

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 3 EAST,
CITY OF MISHWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA



23,472 SQ. FT.
(0.53 ACRES)

0 20 40

SCALE: 1 = 40'
BAR SCALE IN FEET

NOTES:

1. FRONT & SIDE YARD SETBACK DIMENSIONS SHOWN ARE MEASURED TO HOUSE FOUNDATION.
2. CONTRACTOR SHALL NOT PROCEED WITH ANY EXCAVATION OR CONSTRUCTION ACTIVITY UNTIL ALL PERMITS ARE OBTAINED.
3. THIS DRAWING DEPICTS THE APPROXIMATE LAYOUT OF THE LOT. FOR ACTUAL DIMENSIONS, SEE THE RECORDED FINAL PLAT.
4. WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THE SCOPE OF THIS PLAN.
5. PARTIAL R/W OF BORLEY AVENUE IS SHOWN AS CONCEPT ONLY. A VACATION PETITION NEEDS TO BE FILED.
6. A FRONT SETBACK VARIANCE NEEDS TO BE FILED ALONG DONALDSON AVENUE.

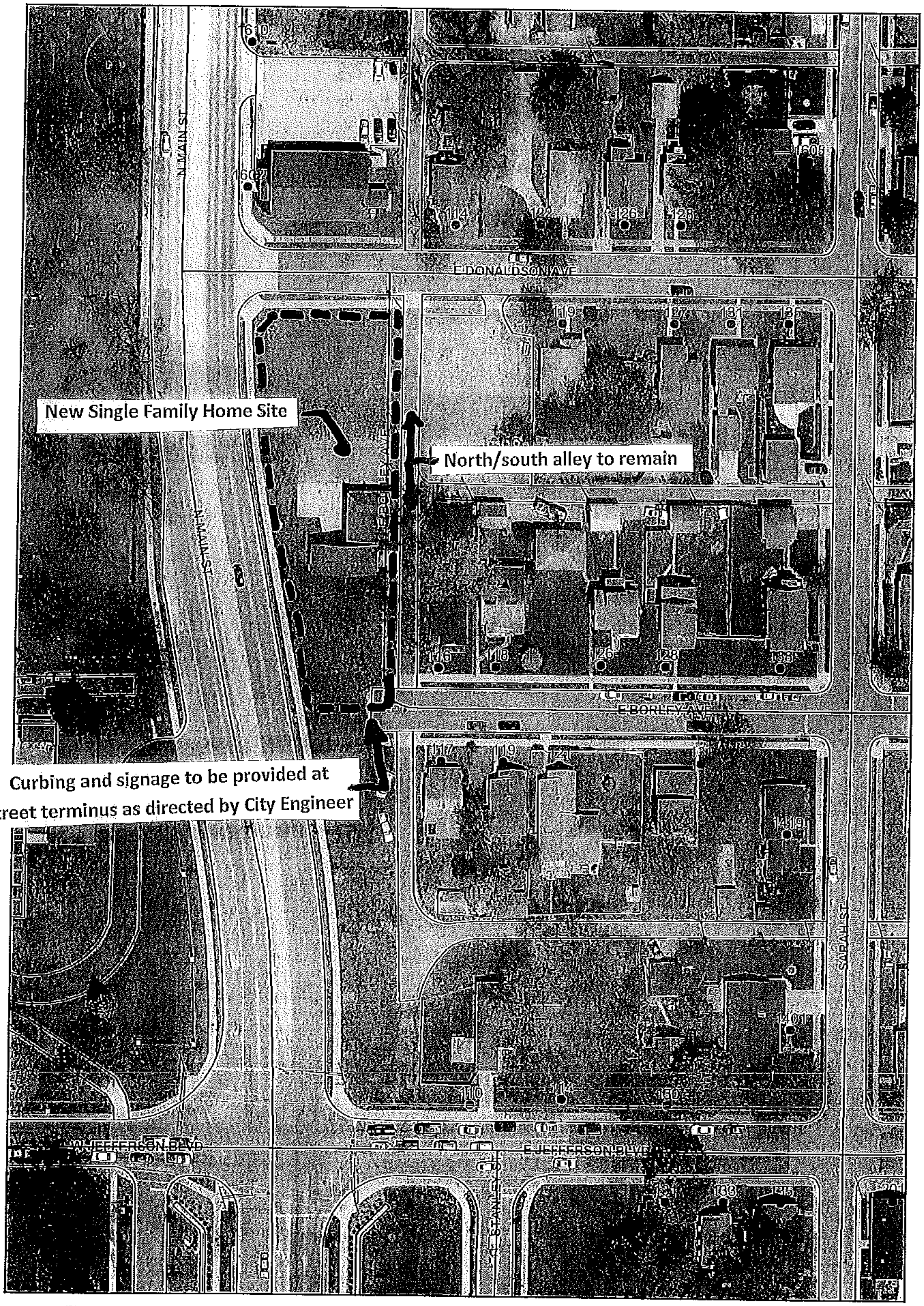
LINE DATA TABLE

LINE #	LENGTH	BEARING
L2	8.90'	N45°00'00"W
L1	12.95'	S34°17'42"W

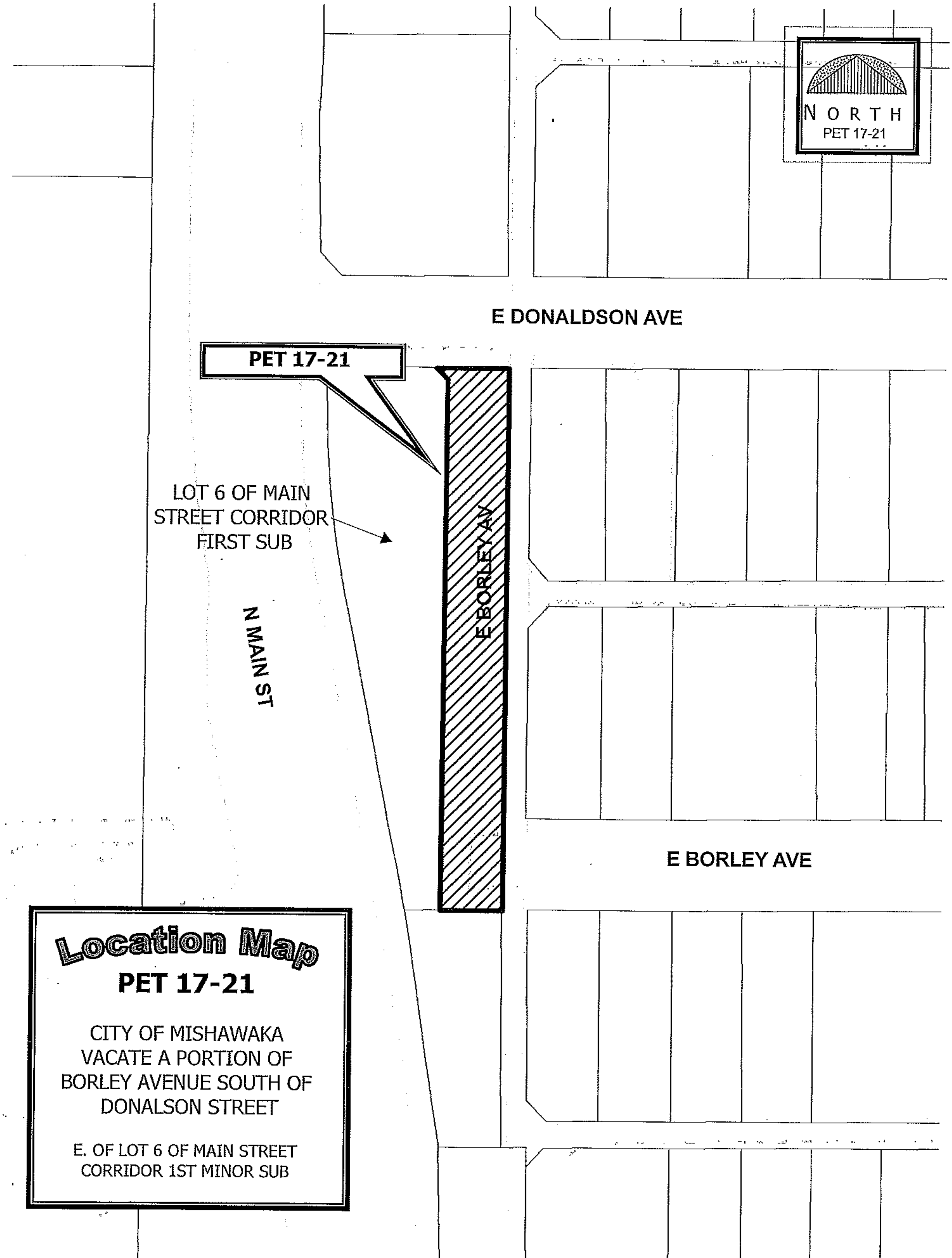
JOB NO. 17-0035-10

DRAWING FOR: BUILDING PERMITS ONLY	DATE OF FIELDWORK:	DATE: 06/02/17
PREPARED FOR: PLACE BUILDERS	FIELDBOOK:	ZONING: RESIDENTIAL
THE STRUCTURE IS APPROX. 18' FROM THE R/W	REVIEWED BY:	DRAWN BY: DRS/JLM
	SCALE: 1"=40'	SHEET 1 OF 1

O:\Projects\2017\17-0035 Place Builders\CAD_Survey\Drawings\170035-10 LOT 6 MAIN STREET CORRIDOR.dwg, SITE, 6/2/2017 4:55:41 PM, Legal, 1:1



Borley Avenue Permanent Street Closure Concept Plan


NORTH
PET 17-21
E DONALDSON AVE
PET 17-21
LOT 6 OF MAIN
STREET CORRIDOR
FIRST SUB
N MAIN ST
E BORLEY AV
E BORLEY AVE
Location Map
PET 17-21
CITY OF MISHAWAKA
VACATE A PORTION OF
BORLEY AVENUE SOUTH OF
DONALSON STREET
E. OF LOT 6 OF MAIN STREET
CORRIDOR 1ST MINOR SUB

1st Reading 8-21-17
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
AUG 16 2017
CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2017-31

ORDINANCE NO. ______________

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, AUTHORIZING THE ISSUANCE OF ECONOMIC DEVELOPMENT REVENUE BONDS IN ONE (1) OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED NINETEEN MILLION AND 00/100 DOLLARS ($19,000,000.00) AND APPROVING AND AUTHORIZING OTHER ACTIONS IN RESPECT THERETO

WHEREAS, the Common Council of the City of Mishawaka, Indiana (the "Common Council"), has previously adopted a resolution on June 5, 2017 (the "Inducement Resolution"), finding that the proposed economic development facilities project to be owned and operated by Hellenic Senior Living of Mishawaka, LLC (the "Borrower"), consisting of the acquisition, design, construction and equipping of a 136-unit affordable assisted living multifamily housing facility, together with functionally related and subordinate facilities for low and moderate income seniors (the "Project") to be located at 1128 West Dragoon Trail, Mishawaka, Indiana, will not have a material adverse competitive impact on other facilities of the same or similar kind already constructed or operating in the City of Mishawaka, Indiana (the "City"); and

WHEREAS, Indiana Code 36-7-11.9 and 12 (collectively, the "Act") declares that the financing of economic development facilities constitutes a public purpose; and

WHEREAS, pursuant to the Act, the City is authorized to issue revenue bonds and lend the proceeds thereof to a developer for the purpose of financing, reimbursing or refinancing the costs of acquisition, design, construction and equipping of economic development facilities in order to foster diversification of economic development and creation or retention of opportunities for gainful employment in or near the City; and

WHEREAS, the Act provides that such bonds may be secured by a trust indenture between an issuer of such bonds and a corporate trustee; and

WHEREAS, the Borrower has advised the City of Mishawaka, Indiana, Economic Development Commission (the "Commission") and the City concerning the Project, and requested that the City issue one or more series of its taxable or tax-exempt Multifamily Housing Revenue Bonds (Hellenic Senior Living of Mishawaka Project), Series 2017 (with such further series or other designation as determined to be necessary, appropriate or desirable), in an aggregate principal amount not to exceed Nineteen Million Dollars ($19,000,000) (the "Bonds"), under the Act and lend all or a portion of the proceeds of such Bonds to the Borrower for the purpose of paying all or a portion of the costs of the Project, funding a debt service reserve fund and/or other permissible reserves, if necessary, paying capitalized interest, if necessary and paying all or a portion of the incidental expenses incurred on account of the issuance of the Bonds; and

WHEREAS, the Commission has rendered a report concerning the proposed financing of economic development facilities for the Borrower and has been given the opportunity to comment thereon; and

WHEREAS, the Commission has considered whether the Project will have an adverse competitive effect or impact on any similar facility or facilities of the same kind already constructed or operating in the same market area or in or about the City; and

WHEREAS, pursuant to Section 24 of the Act and certain provisions of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder, (the "Code"), the Commission held a public hearing on August 28, 2017, following publication of notice duly given (the "Public Hearing") for the purpose of receiving evidence and testimony on the Project and matters related to the proposed financing thereof and heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

WHEREAS, following the Public Hearing, the Commission found that the financing of the Project complies with the purposes and provisions of the Act, that such financing will be of benefit to the health and welfare of the City and its citizens through the requirements that the Project serve persons and families of low and moderate income, that the amount of tax credits to be allocated to the Project under Section 42 of the Code does not exceed the amount necessary for the financial feasibility of the project and its viability as a qualified housing project throughout the credit period for the Project, and that the Project satisfied the requirements for the allocation of a housing credit dollar amount under the Indiana Housing and Community Development Authority's qualified allocation plan; and

WHEREAS, pursuant to and in accordance with the Act, the City desires to provide funds necessary to finance all or a portion of the Project by issuing the Bonds; and

WHEREAS, the City intends to issue the Bonds consistent with the terms of this Ordinance and pursuant to a Trust Indenture, to be dated the first day of the month in which the Bonds are sold or delivered (or such other date as the officers of the City may hereafter approve) (the "Indenture"), by and between the City and a corporate trustee to be selected by the Borrower (the "Trustee"), in order to obtain funds to lend to the Borrower for the purpose of financing all or a portion of the Project, funding a debt service reserve fund and/or other permissible reserves, if necessary, paying capitalized interest, if necessary and paying all or a portion of the incidental expenses incurred on account of the issuance of the Bonds in accordance with the terms of a Loan Agreement, to be dated the first day of the month in which the Bonds are sold or delivered (or such other date as the officers of the City may hereafter approve) (the "Loan Agreement"), by and between the City and the Borrower with respect to Bonds and the Project, provided, however, that the aggregate principal amount of the Bonds shall not exceed $19,000,000; and

WHEREAS, pursuant to the Loan Agreement, the Borrower will make certain representations, warranties and commitments with respect to the Project and will agree to make payments sufficient to pay all principal of, premiums, if any, and interest on the Bonds as the same becomes due and payable, and to pay administrative expenses in connection with the Bonds; and

WHEREAS, no member of the Common Council has any pecuniary interest in any employment, financing agreement or other contract made under the provisions of the Act and related to the Bonds authorized herein, which pecuniary interest has not been fully disclosed to the Common Council and no such member has voted on any such matter, all in accordance with the provisions of Indiana Code 36-7-12-16; and

WHEREAS, the Commission approved the terms of the following documents in substantially final form: the Indenture (including a form of the Bonds), the Loan Agreement, the Official Statement providing for the marketing of the Bonds (the "Official Statement"), the Bond Purchase Agreement among the City, the Borrower and Piper Jaffray & Co. (the "Underwriter") for sale of the Bonds (the "Purchase Agreement"), and the Land Use Restriction Agreement among the City, the Borrower and the Trustee (the "Land Use Restriction Agreement" and collectively with the Indenture, the Loan Agreement, the Official Statement and the Purchase Agreement, the "Financing Documents"), and this proposed form of ordinance, each of which were incorporated by reference in the Commission's Resolution adopted on August 28, 2017, which Resolution has been transmitted hereto; and

WHEREAS, based upon the resolution adopted by the Commission pertaining to the Project, the Common Council hereby finds and determines that the funding approved by the Commission for all or a portion of the Project will be of benefit to the health and general welfare of the citizens of the City, complies with the provisions of the Act and the amount necessary to finance all or a portion of the costs of the Project will require the issuance, sale and delivery of one or more series of the Bonds in an aggregate principal amount not to exceed Nineteen Million Dollars ($19,000,000);

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

SECTION 1. It is hereby found, determined, ratified and confirmed that the financing of the economic development facilities referred to in the Financing Documents consisting of the Project, the issuance and sale of the Bonds, and the loan of the proceeds thereof to the Borrower for the purpose of financing all or a portion of the Project (i) will result in the diversification of industry, the creation or retention of business opportunities and the creation or retention of opportunities for gainful employment within the jurisdiction of the City, (ii) will serve a public purpose, and will be of benefit to the health and general welfare of the City, (iii) complies with the purposes and provisions of the Act and it is in the public interest that the City take such lawful action as determined to be necessary or desirable to encourage the diversification of industry, the creation or retention of business opportunities, and the creation or retention of opportunities for gainful employment and providing quality affordable multifamily housing within the jurisdiction of the City, and (iv) will not have a material adverse competitive effect on any similar facilities already constructed or operating in or near the City.

SECTION 2. The forms of the Financing Documents presented herewith are hereby approved and all such documents shall be kept on file by the Clerk of the Common Council or City Controller. In compliance with Indiana Code 36-1-5-4, two (2) copies of the Financing Documents are on file in the office of the Clerk of the Common Council for public inspection.

SECTION 3. The City shall issue its Bonds in one or more series, as described above, in the maximum aggregate principal amount not to exceed Nineteen Million Dollars ($19,000,000), with a maximum term not to exceed forty (40) years and with a maximum interest rate not to exceed six and one-half percent (6.50%) per annum, for the purpose of procuring funds to loan to the Borrower in order to finance all or a portion of the Project, fund a debt service reserve fund and/or other permissible reserves, if necessary, pay capitalized interest, if necessary, and pay all or a portion of the incidental expenses incurred on account of the issuance of the Bonds. The Bonds will be payable as to principal and interest solely from payments made by the Borrower pursuant to the Financing Documents, and upon such terms and conditions as otherwise provided in the Financing Documents and this Ordinance. The Bonds shall never constitute a general obligation of, an indebtedness of, or charge against the general credit of the City.

SECTION 4. The Mayor and Controller of the City are authorized and directed to sell such Bonds to the purchaser or purchasers thereof at a price not less than 98% of the aggregate principal amount thereof plus accrued interest, if any, at a rate of interest not to exceed six and one-half percent (6.50%) per annum, and with a final maturity no later than forty (40) years from the date of the issuance of any series of Bonds. The Purchase Agreement in form and substance acceptable to the Mayor and the Controller, may be, and hereby is, approved, and the Mayor and the Controller are hereby authorized and directed to execute and deliver the Purchase Agreement in form and substance acceptable to them and consistent with the terms and conditions set forth in this Ordinance. If necessary or desirable in connection with the sale of the Bonds, each of the Mayor, the Controller and any other officer of the City is authorized to enter into a continuing disclosure undertaking agreement, in compliance with Rule 15c2-12 of the Securities and Exchange Commission (the "SEC Rule"), which will be in such a form as may be deemed necessary, appropriate or desirable by each of the Mayor, the Controller and any other officer of the City, with such to be conclusively evidenced by execution thereof by any such officer. The Mayor, the Controller, or any other officer of the City familiar with the matters with respect to the City set forth in the Official Statement is hereby authorized to certify to the underwriter of the Bonds that the information in the Official Statement with respect to the City is deemed to be final within the meaning of the SEC Rule. The Underwriter is hereby authorized to distribute the Official Statement to potential investors in the Bonds.

SECTION 5. The Mayor and the Clerk are authorized and directed to execute the Financing Documents, and the Mayor, the Controller and the Clerk and any officer of the City are authorized and directed to execute such other documents approved or authorized herein and any other document which may be necessary, appropriate or desirable to consummate the transaction contemplated by the Financing Documents and this Ordinance, and their execution is hereby confirmed on behalf of the City. The signatures of the Mayor and the Clerk on the Bonds which may be necessary or desirable to consummate the transaction and their execution are hereby confirmed on behalf of the City. The signatures of the Mayor and the Clerk on the Bonds may be facsimile signatures. The Mayor, the Controller, the Clerk and any other officer of the City are authorized to arrange for the delivery of such Bonds to the purchaser, payment for which will be made in the manner set forth in the Financing Documents. The Mayor, the Clerk and any other officer of the City may, by their execution of the Financing Documents requiring their signatures and imprinting of their facsimile signatures thereon, approve any and all such changes therein and also in those Financing Documents which do not require the signature of the Mayor, the Clerk or any other officer of the City without further approval of this Common Council or the Commission if such changes do not affect terms set forth in Sections 27(a)(1) through and including (a)(10) of the Act.

SECTION 6. The provisions of this Ordinance and the Financing Documents shall constitute a contract binding between the City and the holder or holders of the Bonds and after the issuance of said Bonds, this Ordinance shall not be repealed or amended in any respect which would adversely affect the right of such holder or holders so long as said Bonds or the interest thereon remains unpaid.

SECTION 7. It is hereby determined that the amount of the tax credits to be allocated to the Project under Section 42 of the Code does not exceed the amount necessary for the financial feasibility of the Project and its viability as a qualified housing project throughout the credit period for the Project. In making the foregoing determination, the Common Council has relied upon the representations of the Borrower. The foregoing determinations shall not be construed to be a representation or warranty by the City as to the feasibility or viability of the Project. The Common Council hereby authorizes and directs the Mayor of the City to review and make the foregoing determination again for and on behalf of the City at the request of the Borrower, following receipt of supporting materials submitted by the Borrower to the Indiana Housing and Community Development Authority ("IHCDA") and either written representations of the Borrower or of IHCDA to the effect that (i) the amount of tax credits to be allocated to the Project under Section 42 of the Code does not exceed the amount necessary for the financial feasibility of the Project and its viability as a qualified housing project throughout the credit period for the Project and (ii) the Project satisfied the requirements for the allocation of a housing credit dollar amount under IHCDA's qualified allocation plan. Such determinations shall occur on or about the date of the sale of the Bonds to the purchasers thereof and on or about the date that each building of the Project is placed in service. In reliance solely upon the representations of the Borrower, it is hereby found and determined that the Project satisfies the requirements for the allocation of a housing credit dollar amount under IHCDA's qualified allocation plan.

SECTION 8. Subject to the obligations of the Borrower set forth in the Loan Agreement, the Land Use Restriction Agreement and/or the certificates or other agreements of the Borrower to be executed upon the issuance of the Bonds, the City will use its best efforts to restrict the use of the proceeds of the Bonds in such a manner and to expectations at the time the Bonds are delivered to the purchasers thereof, so that they will not constitute "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, or to preserve any other desired tax status of any series of Bonds under the Code, if necessary. The Mayor, the Controller and the Clerk, or any other officer having responsibility with respect to the issuance of the Bonds, are authorized and directed, alone or in conjunction with any of the foregoing, or with any other officer, employee, consultant or agent of the City, to deliver a certificate for inclusion in the transcript of proceedings for the Bonds, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to said Section 148 of the Code and the regulations thereunder.

SECTION 9. No recourse under or upon any obligation, covenant, acceptance or agreement contained in this ordinance, the Financing Documents or under any judgment obtained against the City, including without limitation its Commission, or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any constitution or statute or otherwise, or under any circumstances, under or independent of the Loan Agreement, shall be had against any member, director, or officer or attorney, as such, past, present, or future, of the City, including without limitation its Commission, either directly or through the City, or otherwise, for the payment for or to the City or any receiver thereof or for or to any holder of the Bonds secured thereby, or otherwise, of any sum that may remain due and unpaid by the City upon any of such Bonds. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such member, director, or officer or attorney, as such, to respond by reason of any act or omission on his or her part or otherwise for, directly or indirectly, the payment for or to the City or any receiver thereof, or for or to any owner or holder of the Bonds, or otherwise, of any sum that may remain due and unpaid upon the Bonds hereby secured or any at them, shall be expressly waived and released as a condition of and consideration for the execution and delivery of the Loan Agreement and the issuance, sale and delivery of the Bonds.

SECTION 10. The Borrower will indemnify and hold the City, including its officials, attorneys, employees and agents, free and harmless from any loss, claim, damage, tax, penalty, liability, disbursement, litigation expenses, attorneys' fees and expenses and other court costs arising out of, or in any way relating to, the execution or performance of the Financing Documents or other documents in connection therewith or any other cause whatsoever pertaining to the Project or the Bonds, including the issuance and sale of the Bonds or failure to issue or sell the Bonds or other actions taken under the Financing Documents or other documents in connection therewith or any other cause whatsoever pertaining to the Project or the Bonds arising out of a failure or breach of performance by the Borrower, all as further described in the Loan Agreement, except in any case as a result of the intentional misrepresentation or willful misconduct of the City or its agents.

SECTION 11. The Mayor, the Controller, the Clerk and any other officer of the City are each hereby authorized and directed to execute, attest and deliver such further instruments and documents and to take such further actions, in the name and on behalf of the City, as in their judgment shall be necessary, desirable or appropriate in order to fully consummate the transaction and to effect the purposes of this Ordinance, and any such instruments or documents heretofore executed and delivered and any such actions heretofore taken, be, and hereby are, ratified and approved. The Mayor or his designee is hereby authorized to enter into one or more project agreements with the Borrower, on terms and conditions acceptable to the Mayor, together with any all changes as may be necessary, desirable or appropriate, which shall be evidenced by his execution thereof.

SECTION 12. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 13. All ordinances, resolutions and orders or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 14. It is hereby determined that all formal actions of the Common Council relating to the adoption of this Ordinance were taken in one or more open meetings of the Council, that all deliberations of the Common Council and of its committees, if any, which resulted in formal action, were in meetings open to the public, and that all such meetings were convened, held and conducted in compliance with applicable legal requirements, including Indiana Code 5-14-1.5, as amended.

SECTION 15. This Ordinance shall be in full force and effect upon adoption and compliance with Indiana Code 36-4-6.

* * * * *

PASSED AND ADOPTED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on this _____ day of _______________, 2017.

____
Presiding Officer

ATTEST:

____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED to the Mayor of the City of Mishawaka, Indiana, this ____ day of _____________, 2017, at ____________ o'clock, _____.M.

____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED, this _____ day of _______________, 2017, ___________, o'clock, ____.M.

____
David S. Wood, Mayor

DMS 10564208v2