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Moody on The Market

Pat
Moody

Modern Plastics site up for auction

An industrial fixture in the area since the 1930s, the Modern Plastics site at 489 North Shore Drive in Benton Harbor is up for auction.

Modern Plastics was founded by Walter Miller. After his death, the business was owned and operated for years by the Miller family. The company was known for injection, compression, and extrusion blow molding parts for industrial manufacturers including auto makers and Whirlpool Corporation.

County Treasurer Shelly Weich says after years of court proceedings and sitting vacant since its closure in 2008, Berrien County formally took possession of the property in 2020 due to unpaid property taxes.

The property up for auction is approximately 10-and-a-half acres, the structure is in poor condition and parts of the roof are caved in. There are unknown barrels of chemicals inside and most of the building has been gutted for anything of value.

Weich said the property will have to be remediated before it can be put back into use.

"The City of Benton Harbor is working to put a demolition order on the property. So if you are a successful buyer of that property, you're going to have (a certain) amount of days to comply with the condemnation order to demo the property and clean it up."

Area business sources say given the chemical contamination at the site, it's likely the cleanup of the property will run into the millions of dollars.

On the bright side, the property is directly adjacent to the Golf Club at Harbor Shores and a portion sits right on Ox Creek.

The property is currently zoned for industrial use, however after cleanup there's the possibility it could be rezoned for commercial and/or mixed-use residential. The minimum bid is \$752,468.92, which will cover the outstanding property taxes.

Continued on page 14

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Arthur
Havlicek

President,
SMR Chamber

Greater Stevensville CGA Gains Momentum

Building on the success of the Greater Bridgman Area Chamber & Growth Alliance (CGA), I'm pleased to share we are now exploring the creation of a **Greater Stevensville CGA**. This collaborative effort is designed to harness the strengths of Stevensville and Lincoln Township, offering a united approach to driving economic vitality and enhancing the quality of life for all who live and work in the area.

The concept of a Greater Stevensville CGA was recently presented to the Lincoln Charter Township Board of Trustees, and I'm pleased to report that the Board voted unanimously to explore this model further. Their enthusiastic support is a strong endorsement of the CGA model and its potential to signifi-

Continued on page 2

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Havlicek *Continued from cover*

cantly boost economic growth and community development in the communities they serve.

One of the key benefits of becoming a CGA community is the access to a dedicated economic development professional. This role is critical in providing focused leadership, supporting local businesses, attracting new investments, and ensuring that development projects are executed successfully. This focused leadership can be the catalyst that drives projects from concept to completion, ensuring they reach their full potential and deliver maximum benefits to the community.

The Greater Stevensville CGA will build on the proven success of similar efforts in Bridgman and Lake Charter Township, where the CGA model has already yielded impressive results. In these communities, we've seen how a collaborative approach can ignite economic growth and foster a thriving environment. New housing developments, flourishing local businesses, and vibrant public spaces are just a few of the positive outcomes we've witnessed. These successes serve as a blueprint for what we can achieve in Stevensville and Lincoln Township.

Support for this initiative is already growing among local leaders. Lincoln Township Trustee **Marc Florian** has expressed strong backing for the project, highlighting its potential to benefit the entire community. "We believe this collaborative approach to economic development is exactly what Stevensville and Lincoln Township need to support and grow our community," Florian said. "We are committed to working with all stakeholders to make this initiative a reality."

Lakeshore Public Schools Superintendent **Greg Eding** has also voiced his support,

emphasizing the important connection between community growth and educational success. "A strong community directly impacts the success of our students and their families," Eding noted. "The Greater Stevensville CGA has the potential to drive meaningful economic growth and enhance the quality of life in our area."

Chris Mason, President Pro-tem of the Village of Stevensville and owner of Watermark Brewing Company, shares this enthusiasm. "As a business owner, I appreciate the Regional Chamber's responsiveness to the needs and opportunities of greater Stevensville," Mason said. "As an elected official, I thank Lincoln Township for their willingness to collaborate on this important initiative."

Earlier discussions with the Village Council received a positive response, signaling broad support for the CGA concept. With the idea now officially on the table, our next steps will involve refining the CGA's structure, securing private and charitable commitments, and defining our economic development priorities. This process will require collaboration and input from all stakeholders to ensure that the CGA is tailored to the unique needs and opportunities of Stevensville and Lincoln Township.

As we move forward, I am filled with optimism about the potential of the Greater Stevensville CGA. Through collaborative, community-led economic development, we can create a thriving economic environment that benefits all residents and businesses. I look forward to working with the Village, Township, and the area business community to make it a reality.

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Photo by Judy Weeks

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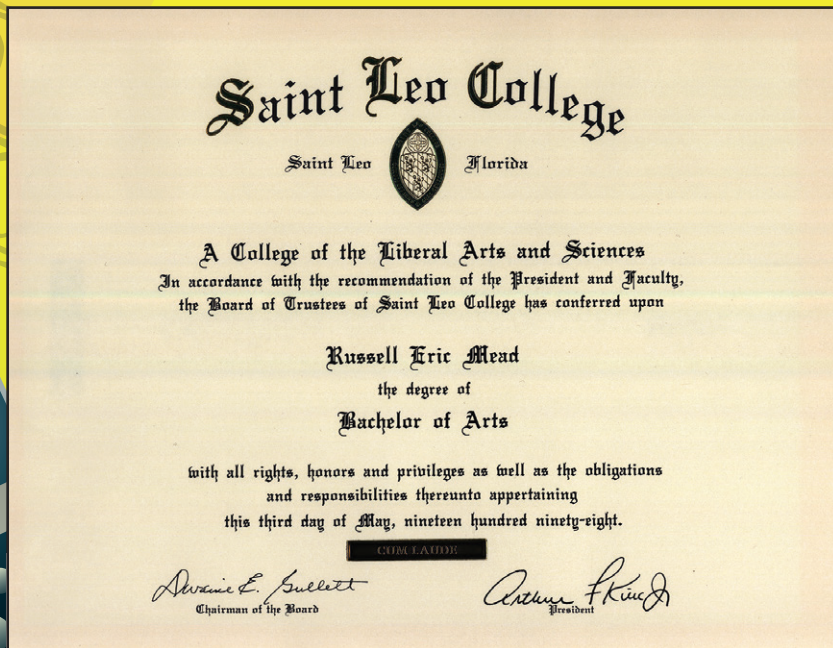
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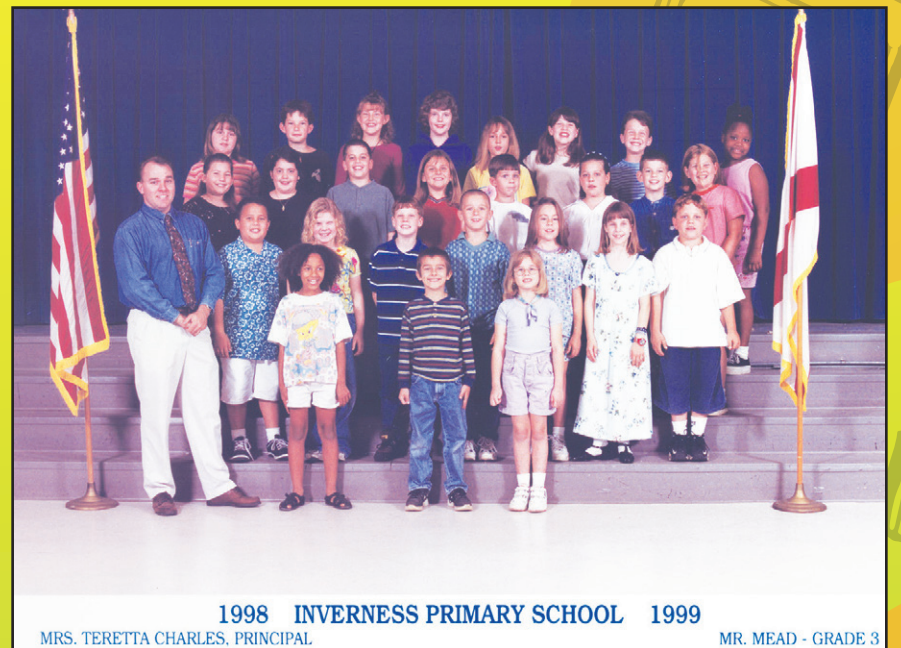


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**Don
Stuart**

Humorist

Keeping Tabs on a Twisty Truth

Today's column aims to illuminate some universal truths. Yes, this differs somewhat from my occasional tendency to share somewhat exaggerated, perhaps slightly farcical, even spurious truths. But the following is offered to benefit all humankind.

Now, what is a universal truth anyway? I say it's something that sentient beings from planets throughout the entire depth and breadth of the cosmos know to be right, correct, irrefutable. Some examples:

Some sentient beings on our planet occasionally debate which condiment is better, mustard versus mayonnaise. It's a universal truth that both are vile and disgusting, full stop.

Next: Whatever you're doing, it's a universal truth that you will ALWAYS do it better and/or be happier doing it while wearing underwear that you really like. (Well, almost whatever you're doing.)

One more: It's a universal truth that any whimsically shaped tea/coffee mug – say, one with a little baseball atop the handle, and bearing the inscription "Take Me Out to the Ballgame" – purchased for \$1 at a garage sale and imprinted "Made in China" and "Microwave safe" will NOT, in fact, be microwave safe, and you better have that oven mitt handy after reheating your beverage.

Finally, the universal truth that's front of mind today: Bakery packaging. Specifically, which is better for sealing a bread or muffin or bagel bag – a twist tie, or a plastic tab?

You might think one of these closure types would by now, halfway through 2024, have established dominance. Yet there are plenty of adherents for both styles.

It wasn't a seismic shift in the industry when, in 2013, Arnold brand breads switched from tabs to twists. Why did this happen? A spokesperson for Bimbo Bakeries USA, which owns the Arnold brand, said at the time, and I quote: "Our research blah blah blah cost effective blah blah blah." That answer was all well and good at the time, but evaded the MUCH bigger question: Does the name Bimbo actually bring to ANYONE'S mind the supposed origin of the name? – a combination of "Bingo," the children's folk song, and the Walt Disney film "Bambi"? (Actually true, by the way.)

It appears the reason that tabs versus twist wasn't resolved in 2013 is because neither will concede after decades of "war." No clear winner has emerged. One industry insider claimed on packaginginsights.com

that "The twist-tie is consumer-preferred." Of course, this insider works in marketing for Bedford Industries, Inc., America's largest producer of twist ties. And Bedford is, well, in bed with Bimbo.

The tab definitely has adherents. Some of them may be drawn to the folksy origin story: Floyd Paxton created the first bag tab in 1952; flying home from a business trip, he whittled the original from a piece of plastic. (It's a universal truth that one can no longer whittle on commercial airline flights.)

Tab-o-philes may also be drawn to their variety of colors, which, it turns out, actually mean something. Blue tabs mean the product was baked on a Monday, green for Tuesday, and so on and so forth.

The reason I'm not defining the other tab colors is due to this universal truth: TWIST TIES ARE WHOLLY SUPERIOR TO TABS!

Only one thing could make twists better: Make them from lemon rinds, so we can put them in our martinis!

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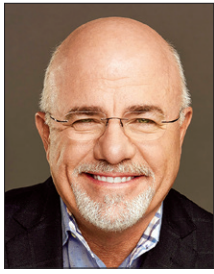
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Dave Ramsey

Financial Expert
The Ramsey Show

Dave Says

It Gets Easier, and More Accurate, Over Time

Dave,
Recently, I began running my farm operation debt-free. I have 350 acres, and all the varying expenses often makes it difficult to budget correctly. I also have about \$240,000

in debt from bad financial decisions in the past. Do you have any suggestions for budgeting in a volatile industry like mine?

Thomas
Dear Thomas,

First, you want to set up a separate budget and run a profit and loss statement. You'll want to estimate the income for the year as best you can, and you'll need to estimate your expenses item by item and category by category for the year. After that, you'll want to break it down by month. This is called laying out a business pro forma—a business budget.

Next, you've got two goals to work toward with your profits. By profits, I mean after you've paid household expenses. That includes a living wage, enough to operate, keep food on the table, the lights on and that sort of thing. After basic living expenses are out of

the way, your net profit in the business should be divided between retained earnings—or savings—and debt reduction. The idea is that you're going to put the lion's share toward paying off debt for now. Still, you need to have something set aside for a rainy day. In your case, that could be taken literally.

Keep in mind that in business, retained earnings are used for more than just emergencies. They're also for buying more land, equipment and anything else that'll grow your operation. But you always want a pad in there. What if you have an unusual year, and your budget estimates are way off? It could be unexpected expenditures, or the fact you simply had a bad year. In business, that's an emergency, and you'd take that out of retained earnings.

Doing a budget, whether it's in business or personal finance, gets easier and more accurate with time and practice. You won't get everything right the first couple of tries, but with a little time and experience your budgeting skills and estimates will become more accurate.

I hope this helps, Thomas. Thanks for all your hard work!

Dave

* Leadership and small-business expert
Dave Ramsey is CEO of Ramsey Solutions. He has authored eight national bestselling books, including *EntreLeadership*, and is a host of *The Ramsey Show* and *The EntreLeadership Podcast*.

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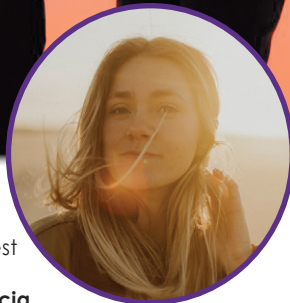


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 (* MUST QUALIFY)



2024 RAM 2500 CREW CAB 4X4

Billet Silver Metallic, Anti-Spin Rear Axle, 6.4 V8 Engine, Rear Power Sliding Window, Heavy Duty Snow Plow Prep Group, Chrome Appearance Group, Touchscreen Radio, Electronic Shift On the Fly Transfer Case, and Much More! C24153

MSRP.....\$56,775
 SIEMANS DISCOUNT.....- 1,280
 GREAT LAKES BC BONUS CASH** - 1,500
 BONUS CASH.....- 1,000
SALE PRICE FOR EVERYONE \$52,995
 MILITARY OR FIRST RESPONDER CONSUMER CASH* - 500
AS LOW AS \$52,495
 (*MUST QUALIFY/**RESIDENCY RESTRICTIONS MAY APPLY)



2023 DODGE DURANGO R/T ALL WHEEL DRIVE

White Knuckle, Leather Seats, Blacktop Package, 5.7 V8 HEMI Engine, 2nd Row Captain's Chairs, 20 Inch Black Noise Wheels, Power Sunroof, Heated First and Second Row Seats, Lane Departure Warning Plus, Full Speed Collision Warning, Adaptive Cruise Control, 19 Harman Kardon Speakers, Heated Steering Wheel, Power Liftgate, and Much More! C23228

MSRP.....\$67,525
 SIEMANS DISCOUNT.....-13,730
SALE PRICE FOR EVERYONE \$53,795



2024 RAM 1500 LARAMIE CREW CAB 4X4 DEMO

Patriot Blue Pearl, Leather Bucket Seats, Tailer Tow Group, 20 Inch Premium Painted/Polished Aluminum Wheels. 5.7 Hemi V8 Engine. Anti Spin Rear Axle, Class IV Receiver Hitch, Heated Steering Wheel, Remote Start, Navigation with 12 Inch Screen, Heated Front Seats, Power Tailgate Release, 19 Speaker Harmon Kardon System, Blind Spot and Cross Path Detector, and Much More! C24033

MSRP.....\$72,045
 SIEMANS DEMO DISCOUNT.....- 6,550
 NATIONAL RETAIL CONSUMER CASH - 4,500
SALE PRICE FOR EVERYONE \$60,995
 SFS LEASE LOYALTY BONUS CASH * - 2,000
 MILITARY OR FIRST RESPONDER CONSUMER CASH * - 500
AS LOW AS \$58,495
 (*MUST QUALIFY/MUST FINANCE THRU CHRYSLER CAPITAL)



2024 JEEP WRANGLER HIGH ALTITUDE 4XE

Silver Zynith, Trailer Tow and Auxiliary Switch Group, 20 Inch Wheels, Power Driver and Passenger Seat, Alpine Premium Audio System, Navigation with 12 Inch Touchscreen, Remote Start, Adaptive Cruise Control, Parksense Rear Park Assist, Blind Spot and Cross Path Detection, Full Speed Collision Warning, Sky One Touch Power Top, Nappa Leather Seats, and Much More! C24065

MSRP.....\$71,480
 SIEMANS DISCOUNT.....- 2,985
 NATIONAL RETAIL CONSUMER CASH - 3,000
SALE PRICE FOR EVERYONE \$65,495
 SFS LEASE LOYALTY BONUS CASH * - 1,000
 MILITARY OR FIRST RESPONDER BONUS CASH * - 500
AS LOW AS \$63,995
 (*MUST QUALIFY/MUST FINANCE THRU CHRYSLER CAPITAL)



2024 RAM 3500 PLATFORM BODY FLATBED

Bright White, 6.7 Cummins Turbo DIESEL Engine, AISIN 6 Speed Automatic Transmission, Anti-Spin Rear Axle, Knapheide 12 Foot Pine Platform Body, and Much More! C24002

MSRP.....\$59,790
 ADD FOR KNAPHEIDE FLATBED...+12,529
 SUBTOTAL.....\$72,319
 SIEMANS DISCOUNT.....- 4,324
 ON-THE-JOB COMMERCIAL EQUIPMENT/UPFIT** - 1,000
SALE PRICE FOR EVERYONE \$66,995
 MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$66,495
 (* MUST QUALIFY/** BUSINESS OWNERS ONLY)

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WAS \$18,727



2018 JEEP GRAND CHEROKEE/ALTITUDE 4X4
NOW \$17,816

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, 133K Miles, Remote Start, Navigation, Power Driver Seat, Leather/Suede Heated Front Seats, Heated Steering Wheel, Power Sunroof, Rear Parking Aid, Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Bright White, U24079A

WAS \$28,660



2021 FORD EDGE SEL AWD
NOW \$26,967

2.0 Ecoboost Engine, 8 Speed Automatic, Aluminum Wheels, Only 27K Miles, Remote Start, Navigation, SYNC4, Power Leather Heated Front Seats, Wireless Charging Pad, Auto Climate Control, Evasive Steering Assist, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Desert Gold Metallic, F24015A

WAS \$23,994



2021 JEEP COMPASS LIMITED 4X4
NOW \$22,795

2.4 Engine, 9 Speed Automatic, Aluminum Wheels, 35K Miles, Remote Start, Power Driver's Seat, Leather Heated Front Seats, Heated Steering Wheel, Adaptive Cruise Control, Blind Spot and Cross Path Detection, Rear Park Assist, Back-Up Camera, Remote Keyless Entry System, Jeep Certified! White Clearcoat, U24069

WAS \$34,648



2021 TOYOTA SR5 ACCESS
NOW \$

2.7 Engine, 6 Speed Automatic, Aluminum Running Boards, Power Windows and Collision Mitigation, Back-Up Camera, Factory Warranty! Magn

MANAGER'S

WAS \$16,365



2018 CHEVY EQUINOX LS AWD
NOW \$14,953

1.5 Engine, 6 Speed Automatic, Aluminum Wheels, 86K Miles, Power Windows and Locks, Touchscreen Radio, Back-Up Camera, Remote Keyless Entry System, Storm Blue Metallic, U24030B

WAS \$34,820



2019 RAM 1500 LARAMIE CREW CAB 4X4
NOW \$30,750

5.7 V8 HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 76K Miles, Bedliner, Running Boards, Remote Start, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, Blind Spot and Cross Path Detection, Back-Up Camera, Remote Keyless Entry System, Diamond Black Crystal Pearlcoat, C24114A

WAS \$23,562



2021 HYUNDAI SANTA FE SEL AWD
NOW \$21,811

2.5 Engine, 8 Speed Automatic, Aluminum Wheels, 66K Miles, Power Driver's Seat, Heated Front Seats, Adaptive Cruise Control, Blind Spot Monitor, Lane Keeping Assist, Lane Departure Warning, Front and Rear Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! Quartz White, C24001A

WAS \$39,989



2021 RAM 1500 BIG HORN CREW CAB 4X4
NOW \$35,770

5.7 V8 HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 27K Miles, Remote Start, Night Edition, Power Driver's Seat, Power Adjust Pedals, Heated Steering Wheel, Heated Front Seats, Touchscreen Display, Back-Up Camera, Anti-Spin Differential Rear Axle, Remote Keyless Entry System, Ram Certified! Flame Red, U24050

WAS \$30,700



2021 FORD TRANSIT T-250 CARGO VAN
NOW \$29,972

3.5 V6 Engine, 10 Speed Automatic, Aluminum Wheels, 76K Miles, Preferred Equipment Package, Commercial Shelving Installed, Power Windows and Locks, Lane Departure Warning, Front Collision Mitigation, Reverse Sensing System, Back-Up Camera, Limited Slip Axle, Remote Keyless Entry System, Oxford White, F24122A

WAS \$38,620



2021 RAM 1500 BIG HORN CREW CAB 4X4
NOW \$34,719

5.7 V8 HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 36K Miles, Bedliner, Remote Start, Power Driver's Seat, Heated Front Seat, Heated Steering Wheel, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Billet Silver Metallic, C24080A

WAS \$32,645



2020 FORD EDGE ST AWD
NOW \$28,998

2.7 V6 Ecoboost Engine, 8 Speed Automatic, Aluminum Wheels, Only 28K Miles, Remote Start, Navigation, Memory Power Leather Trimmed Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Wireless Charging Pad, Climate Control, Panoramic Vista Roof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Front Collision Mitigation, Back-Up Camera, Hands-Free Liftgate, Remote Keyless Entry System, Ford Certified! Rapid Red, U24018

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2021 JEEP GRAND CHEROKEE LIMITED 4X4
NOW \$31,790

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, Only 28K Miles, Remote Start, Navigation, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Power Sunroof, Climate Control, Blind Spot and Cross Path Detection, Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Jeep Certified! Velvet Red Pearlcoat, U24093



2018 FORD EDGE SEL AWD
NOW \$19,985

2.0 Ecoboost, 6 Speed Automatic, Aluminum Wheels, 51K Miles, Power Seats, Auto Climate Control, CD Player, Reverse Sensing System, Back-Up Camera, Remote Keyless Entry System, Blue Metallic, F24173A



2021 FORD BRONCO SPORT BIG BEND 4X4
NOW \$23,353

1.5 Ecoboost Engine, 8 Speed Automatic, Aluminum Wheels, 90K Miles, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Carbonized Gray Metallic, U24061B



2022 HYUNDAI SANTA FE CALLIGRAPHY AWD
NOW \$33,857

2.5 Engine, 8 Speed Automatic, Aluminum Wheels, 21K Miles, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Panoramic Roof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Hampton Gray, Balance of Factory Warranty! F23306A



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WAS \$34,881

**2021 FORD TACOMA
CROSS CAB 4X4**

NOW \$31,981

1500cc Diesel Engine, 8 Speed Automatic, Aluminum Wheels, Only 30K Miles! Bedliner, Power Windows, Power Locks, Lane Departure Warning, Front and Rear Collision Mitigation, Remote Keyless Entry System, Balance of Factory Warranty! U24059



WAS \$30,935

**2022 ALFA ROMEO
STELVIO VELOCE Q4**

NOW \$32,966

2.0 Engine, 8 Speed Automatic, Aluminum Wheels, 21K Miles, Remote Start, Navigation, Memory Power Leather Heated Front Seats, Touchscreen Display, Panoramic Roof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty! Vulcano Black Metallic, U24075



WAS \$38,897

**2021 CHEVY SILVERADO 1500 LT
CREW CAB 4X4**

NOW \$28,912

2.7 Engine, 8 Speed Automatic, Aluminum Wheels, 91K Miles, Remote Start, Security Cover, Running Boards, Power Driver's Seat, Heated Front Seats, Heated Steering Wheel, Climate Control, Trailer Tow Package, Back-Up Camera, Remote Keyless Entry System, Satin Steel Metallic, F24117A



WAS \$34,881

**2021 JEEP WRANGLER
UNLIMITED WILLYS 4X4**

NOW \$36,813

2.0 Engine, 8 Speed Automatic, Moab Black Aluminum Wheels, Only 22K Miles! Remote Start, Heated Front Seats, Heated Steering Wheel, Black 3-Piece Hard Top, Touchscreen Display, Security Alarm, Anti-Spin Rear Axle, Back-Up Camera, Remote Keyless Entry System, Jeep Certified! Hellayella Clearcoat, U24067

SPECIALS



WAS \$54,764

**2019 FORD F-350 XLT
SRW CREW CAB 4X4**

NOW \$46,751

6.7 V8 DIESEL Power Stroke Engine, 6 Speed Automatic, Aluminum Wheels, 60K Miles, Security Cover, Bedliner, Running Boards, Remote Start, Power Driver's Seat, Power Adjust Pedals, Reverse Sensing System, Back-Up Camera, Remote Keyless Entry System, FORD CERTIFIED! Agate Black, C23155B



WAS \$53,124

**2023 JEEP WRANGLER
UNLIMITED RUBICON 4X4**

NOW \$49,680

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, Less Than 7K Miles! Remote Start, Navigation, Black 3-Piece Hard Top, Power Leather Heated Front Seats, Heated Steering Wheel, Touchscreen Display, Back-Up Camera, Trailer Tow Group, Remote Keyless Entry System, Jeep Certified! Sting-Gray, C24132A



WAS \$34,650

**2021 JEEP GRAND CHEROKEE
80TH ANNIVERSARY EDITION 4X4**

NOW \$31,476

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, 38K Miles, Remote Start, Navigation, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Power Sunroof, Blind Spot Monitor, Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Jeep Certified! Bright White, U24053



WAS \$46,995

2023 JEEP WRANGLER WILLYS 4XE

NOW \$40,680

2.0 Turbo PHEV Engine, 8 Speed Automatic, Aluminum Wheels, Less Than 7K Miles! Premium Black Sunrider Soft Top, Remote Start, Touchscreen Display, Alpine Premium Audio System, Back-Up Camera, Remote Keyless Entry System, Jeep Certified! Sarge Green, F23223B

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WAS \$20,771

**2009 SATURN SKY RED LINE
CONVERTIBLE**

NOW \$18,857

2.0 Turbo Engine, 5 Speed Automatic, Chrome Wheels, Only 17K Miles! Leather Seats, CD-Player, Power Windows, Power Locks, Remote Keyless Entry System, Evening Blue, F24145A



WAS \$57,155

**2020 RAM 2500
LARAMIE MEGA CAB 4X4**

NOW \$47,993

6.7 Cummins Turbo DIESEL Engine, 6 Speed Automatic, Aluminum Wheels, 99K Miles, Bedliner, Remote Start, Navigation, Power Running Boards, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, 2nd Row Heated Seats, 17 Speaker Harman Kardon Premium Sound, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Granite Crystal Metallic, C23219A



WAS \$27,995

2017 LEXUS RX 350 AWD

NOW \$25,884

3.5 Engine, 8 Speed Automatic, Aluminum Wheels, 79K Miles, Remote Start, Memory Power Leather Heated/AC Front Seats, Power Sunroof, CD Player, Adaptive Cruise Control, Lane Keeping Assist, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Silver, F23224B



**2021 FORD
EXPLORER LIMITED 4X4**

NOW \$36,379

2.3 EcoBoost Engine, 10 Speed Automatic, Aluminum Wheels, Only 35K Miles, Remote Start, Navigation, SYNC 3, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Twin Panel Moonroof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Driver Monitoring, Rear Parking Aid, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Rapid Red Metallic, U24082



**2021 JEEP
CHEROKEE LIMITED 4X4**

NOW \$28,995

3.2 V6 Engine, 9 Speed Automatic, Aluminum Wheels, 33K Miles, Remote Start, Memory Power Leather Heated Seats, Heated Steering Wheel, Panoramic Vista Roof, Adaptive Cruise Control, Blind Spot Monitor, Lane Keeping Assist, Lane Departure Warning, Front and Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Trailer Tow Group, Remote Keyless Entry System, Jeep Certified! Granite Crystal Metallic, U24112



**2022 FORD
EXPLORER XLT 4X4**

NOW \$37,865

2.3 EcoBoost Engine, 10 Speed Automatic, Aluminum Wheels, 20K Miles, Remote Start, Navigation, SYNC 3, Power Leather Heated Seats, Heated Steering Wheel, Twin Panel Moonroof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Evasive Steering Assist, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Agate Black Metallic, U24094



2016 FORD EDGE TITANIUM

NOW \$16,603

3.5 V6 Engine, 6 Speed Automatic, Aluminum Wheels, 90K Miles, Remote Start, SYNC 3 Touchscreen, Memory Power Leather Heated Front Seats, Panoramic Vista Roof, Climate Control, CD-Player, Reverse Sensing System, Back-Up Camera, Hands Free Liftgate, Remote Keyless Entry System, Kona Blue Metallic, U24007A

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2017 FORD EXPLORER LIMITED 4X4
NOW \$21,695

3.5 V6 Engine, 6 Speed Automatic, Aluminum Wheels, 77K Miles, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Power Adjust Pedals, 2nd Row Heated Captain's Chairs, 3rd Row Power Fold Seats, Twin Panel Moonroof, Auto Climate Control, CD-Player, Blind Spot Information System, Lane Keeping Assist, Park Assist, Back-Up Camera, Hands Free Liftgate, Remote Keyless Entry System, White Gold Metallic, F25009A



2018 TOYOTA TUNDRA SR5 DOUBLE CAB 4X4
NOW \$26,995

5.7 V8, 6 Speed Automatic, Aluminum Wheels, 142K Miles, Power Driver's Seat, Adaptive Cruise Control, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Orange, F24243A



2024 MAZDA CX-90 TURBO PREFERRED PLUS AWD
NOW \$42,995

3.3 Engine, 8 Speed Automatic, Alloy Wheels, Less Than 6K Miles! Power Leather Heated Front Seats, 2nd Row Captain's Chairs, 3rd Row Seating, Auto Climate Control, Power Sunroof, Wireless Phone Charger, Blind Spot Monitor, Cross Traffic Alert, Lane Keep Assist, Lane Departure Warning, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Mazda Certified! Rhodium White Premium, S24005



2021 FORD F-150 XLT SUPERCREW 4X4
NOW \$42,595

3.5 V6 Ecoboost Engine, 10 Speed Automatic, Chrome-Like PVD Wheels, 48K Miles, Bedliner, Running Boards, Remote Start, Navigation, SYNC 4, Power Heated Front Seats, Power Adjust Pedals, Power Side Rear Window, Auto Temp Control, Interior Work Surface, Blind Spot Monitor, Cross Traffic Alert, Lane Keeping System, Pre-Collision Assist, Post Collision Braking, Reverse Sensing and Rear Brake Assist, 360 Degree Camera Package, MAX Trailer Tow Package, Remote Keyless Entry System, Ford Certified! Stone Gray Metallic, U24113

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2021 FORD EXPLORER PLATINUM 4X4
NOW \$41,875

3.0 V6 Ecoboost Engine, 10 Speed Automatic, Aluminum Wheels, Only 26K Miles, Remote Start, Navigation, SYNC 3, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Twin Panel Sunroof, Auto Climate Control, Adaptive Cruise Control, Blind Spot Monitor, Lane Keeping Assist, Lane Departure Warning, Front and Rear Collision Mitigation, Evasion Assist, Aerial View Display System, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Stone Gray Metallic, U24105



2021 RAM 1500 LARAMIE CREW CAB 4X4
NOW \$36,759

5.7 V8 HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 110K Miles, Security Cover, Bedliner, Running Boards, Sport Performance Hood, Remote Start, Navigation, Night Edition, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, Dual Pane Sunroof, Heads-Up Touchscreen Display, Wireless Charging Pad, 19 Speaker Harman Kardon Sound, Adaptive Cruise Control, Surround-View Camera, Ram Box Cargo Management, Remote Tailgate Release, Remote Keyless Entry System, Granite Crystal Metallic, C24037A



2022 RAM 2500 BIG HORN CREW CAB 4X4
NOW \$49,843

6.8 V8 Heavy Duty HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 32K Miles, Security Cover, Bedliner, Cargo Glide, Power Running Boards, Off Road Package, Remote Start, Heated Front Seats, Heated Steering Wheel, Power Adjust Pedals, Front and Rear Park Assist System, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Bright White, F24218A



2021 MAZDA CX-5 SIGNATURE AWD
NOW \$28,995

2.5 Engine, 6 Speed Automatic, Alloy Wheels, Only 18K Miles! Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Power Sunroof, Climate Control, BOSE 10 Speaker System, Adaptive Cruise Control, Blind Spot Monitor, Rear Cross Path Traffic Alert, Lane Keep Assist, Lane Departure Warning, 360 Degree Camera, Power Liftgate, Remote Keyless Entry System, Mazda Certified! Soul Red Crystal Metallic, S24004



2020 HONDA CIVIC EX HATCHBACK
NOW \$22,964

1.5 Engine, 1 Speed CVT Automatic, Aluminum Wheels, 50K Miles, Remote Start, Power Driver's Seat, Heated Front Seats, Power Sunroof, Adaptive Cruise Control, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! Sonic Gray Pearl, C23132A



2018 CHRYSLER PACIFICA LIMITED
NOW \$18,995

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, 113K Miles, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, 3rd Row Power Fold Seats, Panoramic Sunroof, Power Slide Side Doors, Blind Spot Monitor, Rear Parking Aid, Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Velvet Red Pearlcoat, U24108A



2022 HONDA ACCORD SPORT SEDAN
NOW \$27,988

1.5 Engine, 1 Speed CVT Automatic, Aluminum Wheels, 25K Miles, Power Driver's Seat, Leather Seating, Climate Control, Adaptive Cruise Control, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! San Marino Red, F24231A



2022 FORD ESCAPE TITANIUM
NOW \$29,402

2.0 Ecoboost Engine, 8 Speed Automatic, Aluminum Wheels, Less Than 13K Miles! Remote Start, Navigation, SYNC 3, Memory Power Leather Heated Seats, Heated Steering Wheel, Climate Control, Intelligent Adaptive Cruise Control, Blind Spot Monitor, Cross Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Carbonized Gray, U24104

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2020 FORD RANGER LARIAT 4X4
NOW \$31,995

2.3 Engine, 10 Speed Automatic, Aluminum Wheels, 57K Miles, Security Cover, Bedliner, Running Boards, FX4 Off-Road Package, Leather Power Heated Front Seats, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Shadow Black, M24098A.



2021 BUICK ENVISION PREFERRED AWD
NOW \$27,942

2.0 Engine, 8 Speed Automatic, Aluminum Wheels, 44K Miles, Remote Start, Power Driver's Seat, Cloth Leather Trimmed Heated Seats, Auto Climate Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Lane Keeping Assist, Front Collision Mitigation, Front Collision Warning, Rear Parking Aid, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty, Summit White, U24084.



2021 JEEP GRAND CHEROKEE LIMITED 4X4
NOW \$32,869

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, Less Than 13K Miles! Remote Start, Navigation, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Power Sunroof, Climate Control, Blind Spot Monitor, Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Jeep Certified! Walnut Brown Metallic, C24152A.



2022 FORD ECOSPORT SES 4X4
NOW \$20,995

2.0 Engine, 6 Speed Automatic, Aluminum Wheels, 30K Miles, Navigation, Power Driver's Seat, Heated Front Seats, Heated Steering Wheel, Power Sunroof, Climate Control, Blind Spot Monitor, Cross-Traffic Alert, Back-Up Camera, Remote Keyless Entry System, Ford Certified! Diamond White, U24114.



2017 VOLKSWAGEN TIGUAN WOLFSBERG EDITION 4MOTION
NOW \$13,623

2.0 Engine, 6 Speed Automatic, Aluminum Wheels, 103K Miles, Power Leather Heated Front Seats, Panoramic Sunroof, CD-Player, Back-Up Camera, Remote Keyless Entry System, Pure White, F24075A.

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2021 HONDA ACCORD SPORT SEDAN
NOW \$30,766

2.0 Engine, 10 Speed Automatic, Aluminum Wheels, 25K Miles, Remote Start, Power Driver's Seat, Heated Front Seats, Power Sunroof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! Platinum White Pearl, U24036.



2021 HONDA CIVIC SPORT HATCHBACK
NOW \$24,995

1.5 Engine, 1 Speed CVT Automatic, Aluminum Wheels, 35K Miles, Power Windows and Locks, Climate Control, Adaptive Cruise Control, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Powertrain Warranty! Platinum White Pearl, M24040A.



2017 JEEP GRAND CHEROKEE SUMMIT 4X4
NOW \$24,870

5.7 V8 HEMI Engine, 8 Speed Automatic, Platinum Aluminum Wheels, 59K Miles, Platinum Series Group, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Panoramic Sunroof, 19 Speaker Harmon Kardon Audio, Blind Spot and Cross Path Detection, Back-Up Camera, Power Liftgate, Trailer Tow Group II, Remote Keyless Entry System, Diamond Back Crystal, F23192C.



2018 FORD F-150 XL SUPERCREW 4X4
NOW \$27,913

5.0 V8 Engine, 10 Speed Automatic, Aluminum Wheels, 98K Miles, STX Appearance Package, Security Cover, Bedliner, Running Boards, SYNC 3, Climate Control, Back-Up Camera, Pro Trailer Back-Up Assist, Trailer Tow Package, 36 Gallon Extended Range Fuel Tank, Remote Keyless Entry System, Magma Red, F24153A.



2022 FORD ESCAPE TITANIUM AWD
NOW \$29,971

2.0 EcoBoost Engine, 8 Speed Automatic, Aluminum Wheels, Only 15K Miles! Remote Start, Navigation, SYNC 3, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Panoramic Vista Roof, Intelligent Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Evasion Assist, Rear Parking Aid, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Rapid Red Metallic, U24107.



2022 TOYOTA 4RUNNER TRD OFF ROAD PREMIUM 4X4
NOW \$45,100

4.0 V6 Engine, 5 Speed Automatic, Aluminum Wheels, 32K Miles, Running Boards, Power Leather Heated Front Seats, Power Sunroof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! Nautical Blue Metallic, F24118A.



2022 FORD ESCAPE SE AWD
NOW \$25,446

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Josh Bishop

Pastor

God Takes Matters into His Own Hands

"I myself will gather the remnant of my flock . . . and will bring them back to their pasture . . . I will place shepherds over them who will tend them, and they will no longer be afraid or terrified, nor will any be missing," declares the LORD. Jeremiah 23:3,4

You have, no doubt, heard it said, "If you want something done right, you have to do it yourself." A parent gives a child a task but feels compelled to step in and fix it when things go wrong. A church leader assigns a project to a volunteer but is frustrated when it doesn't turn out as planned.

That's not a good approach to parenting or leadership. It is usually better to let people grow and learn from their mistakes than to do it for them. But sometimes, you have no choice. You have to step in and do it yourself.

Six centuries before Jesus was born, the spiritual shepherds of Israel weren't doing their job. They were hurting the people instead of helping them. Instead of speaking the truth and leading the people to the Lord, they were telling lies and leading them to pray to and worship false gods.

When God saw this, he was furious. Out of love for his people, he punished those false teachers. And he took matters into his own hands. He sent faithful pastors and prophets to speak the truth and care for the people.

Six hundred years later, God showed his love even more vividly. He took matters into his own hands when he sent his own Son. Jesus came to rescue us, who too easily believe lies and wander from the truth. He knew we were helpless to save ourselves, so he did it for us, dying in our place to save us from death.

God loves you too much to let anything go wrong with your eternity. He took matters into his own hands so that you could be with him forever.

Prayer: Father, thank you for taking my salvation into your own hands. Send faithful shepherds to care for your flock on earth. Amen.

Submitted by Pastor Josh Bishop
Grace Evangelical Lutheran Church, St. Joseph
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Moody *Continued from cover*

The auction is entirely online and will be conducted September 3. You can view the property and others up for auction by visiting <https://tax-sale.info/auctions> and searching for Berrien County auctions.

Rep. Andrews: Michigan minimum wage law needs sorting out

State Representative Joey Andrews is expecting the Michigan Legislature to make some adjustments to the new minimum wage law set to take effect in February following a state Supreme Court ruling last month.

The court ruled that the state Legislature overstepped its bounds when it approved a scaled back minimum wage hike previously approved by voters in 2018. One thing the ruling would do is give tipped workers the same minimum wage as everyone else, some-

thing restaurants have said will drive many out of business. Andrews told St. Joseph City Commissioners Monday lawmakers are talking about that.

"So, we're working on convening with some of the restaurant owners in the district over the next couple of weeks, some of the hotel owners, that sort of thing, as well as some of the hospitality workers to try to understand what the ramifications are and how we might be able to adjust it," Andrews said.

Andrews said the minimum wage going up is a good thing, but there is some language in the law that may need cleaning up. He pointed to paid sick time that could result in "no call, no show" situations. Lawmakers will tweak the legislation.

"Something that brings some stability to the hospitality industry, maybe helps make more of a career and a lifestyle out of working in that industry, but also allows our businesses to flourish."

Andrews said heading into the fall, the Legislature will talk with industry groups to better understand their concerns. He said there's "a lot of nuance" that needs to be sorted out.

Women's Business Center Staff Updates

The Women's Business Center (WBC) at Cornerstone Alliance is announcing two staff changes – one promotion and one new hire.

Joining the team as manager of the WBC is Chrissy Meek. According to Cornerstone's announcement, "Meek brings a deep commit-



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ment to non-profit management and a strong background in securing and managing grants, enhancing the ability to support and counsel clients effectively. Her expertise in program coordination and client engagement is set to elevate the WBC's offerings."

Cornerstone officials say Meek will be instrumental in delivering client support, counseling, and program management.

In addition, Brandy Jaquez has been promoted to Director of the WBC. In her new role, Jaquez will oversee the strategic direction of WBC projects to drive significant impact in the community.

Chris Frank, Interim President of Cornerstone Alliance, expressed enthusiasm about the appointments.

"We are excited to welcome Chrissy Meek to our team and promote Brandy Jaquez to Director. Chrissy's extensive experience in non-profits and grant writing will be invaluable in advancing our mission. Brandy's entrepreneurial expertise and proven track record make her the ideal leader to drive our WBC projects forward. Together, they form a dynamic team that will significantly impact entrepreneurs in our community," said Frank.

The Women's Business Center at Cornerstone Alliance states they are committed to assisting women, people of color, veterans, and socially and economically disadvantaged individuals to start and grow businesses in Southwest Michigan. They provide technical, business, and financial assistance to small businesses and entrepreneurs.

For more information on the group, you can visit www.cornerstonewbc.com.

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Lucy Kubash

Pet Lover

The Pet Corner

A lot can happen in twenty-two years. Kids grow up and move away. Pets pass over the Rainbow Bridge and become fond memories. New pets come into our lives. We face new challenges, and we learn. This has all happened since I started writing the Pet Corner in 2002. Our pets from that time are gone and even the ones we have now are in their senior years, or as the pet food company proclaims, their vibrant maturity. I've learned a lot from researching topics to write about, some good, some sad. One thing I know for certain is the world changes, but essentially, stays the same. Shelters fill up with pets needing new homes. The cat overpopulation is still a problem. People allow pets to breed indiscriminately, and others are left to deal with providing care and finding good homes for them. A truth that hasn't changed is that animal rescuers and care providers are some of the most dedicated people on the planet. They work tirelessly and sometimes get their hearts broken, but they continue the good fight. People who love animals are some of the most generous of folks. It was Gandhi who said "The greatness of a nation can be judged by the way it treats its animals." In view of that, we still have a long way to go, but the more we can make people aware and educate them in how to treat and care for animals entrusted to their care, the sooner we will achieve that greatness. I hope some of what I write here is useful and passes on information that helps.

Over the years, I've written about a lot of fun things, too. The fish that refused to die and whose treatment cost more than he did. The beloved horse who passed before Pet Corner began but whose fair experiences I wrote about in my first column. The cats, the dogs, and all the various other pets—from

hermit crabs and hamsters to mice and birds—who occupied a large part of our lives and always provided plenty of interesting stories to tell. I like to think I learned something from them, and if we allow them, animals can teach us all to be better people and live better lives.

If you're reading this in time, be sure to stop by the pet rescue and shelter booths at the Berrien County Youth Fair. They always have some fun items to purchase for both you and your furry friends.

Berrien County Animal Control Shelter is still offering \$30 adoption fees, due to the number of pets taken in. Many of these pets are brought in as strays, so please, if your pet is missing check with them, 269-927-5648.

Kittens at the Café continues Sundays at the Mason Jar in Benton Harbor. Animal Aid always has an assortment of kittens and cats available for adoption. Filling out an adoption form found at Animal Aid's website ahead of time helps the process move along before you pick out your next best friend.

With kids heading back to school, take a moment to think about how pets might react to the house being empty all day. Especially if you have a new pet, you might do a little research on how best to handle the adjustment. The website www.akc.org has some helpful tips.

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AUCTIONS

NOTICE OF PUBLIC AUCTION is hereby given that on September 2nd, 2024 Additional Storage Space of Baroda, MI will offer via online auction at bid13.com as required by the Michigan "Self Service Storage Facility Act". Units consist of household and personal items; Sharon Slabach - #93, Carlos Lopez Gonzales - #30, Timmy Dover - #44, Gary England - #69, Erika J Gaston - #53, Brittany Trevino - #49, David Blevins - #23, Kyle Michael Wellington - #103, Christopher W Anderson - #110.

NOTICE OF PUBLIC AUCTION is hereby given that on September 2nd, 2024 Stevensville Storage of St. Joseph, MI will offer via online auction at bid13.com as required by the Michigan "Self Service Storage Facility Act". Units consist of household and personal items; Chris Sellers - #C4.

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