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Moody on The Market

Pat
Moody

LMC combats "false information" on millage request

Lake Michigan College is explaining two millage requests it's placed on the ballot for this year as the Berrien County GOP has come out against them.

Members of the party put up signs opposing the millage renewals at the Berrien County Youth Fair and posts on social media, but LMC Vice President of Enrollment, Marketing, and Governmental Relations Al Pscholka tells us they're misinformed.

"As a lifelong Republican, I can say that Hell has now frozen over," Pscholka said. "The Berrien County Republican party is opposing a tax cut."

Pscholka says LMC this year is asking for a full renewal of the operational millage and a renewal of the capital millage at 50% of its current rate.

"One is for a 20-year operational renewal. That's 20% of our budget. It's a traditional renewal that folks have renewed before. It freezes your tax rate at 0.65 for 20 years. The second proposal cuts the rate, cuts the rate from 0.48 to 0.24."

The operational millage request is for 20 years while the capital millage request is for ten years. LMC says the capital millage is for building and safety improvements, and Pscholka told us previously the college can get by with a reduction in that levy.

Pscholka says social media has a way of spreading false information, and that appears to be the case here.

LMC will be working between now and the November election to make sure everyone understands what it's put on the ballot.

Harbor Shores commercial, residential

development gets a boost from St. Joseph Plans by Harbor Shores for new housing, commercial space, and a marina in St. Joseph have taken another step forward following action by city commissioners this week.

At their regular meeting on Monday, commissioners heard more about the development set for Upton and Whitwam Drives south of the CSX Railroad tracks as they were asked to approve a planned unit development for it. Community Development Director Kristen Gundersen said Harbor Shores is seeking that status and some waivers to let the project move ahead.

Continued on page 12



Paul
Knapp

Executive
Director,
St. Joseph Today

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The Marquette: A Catalyst for St. Joe's Downtown Transformation

A palpable buzz of excitement is rippling through the heart of St. Joseph, a vibrant energy signaling a transformative era for our beloved downtown. At the forefront of this exciting evolution stands The Marquette, a groundbreaking 100-unit development poised to redefine the very landscape and spirit of our city center. More than just bricks and mortar, The Marquette represents a bold step towards realizing St. Joe's

immense potential as a dynamic and desirable destination for young professionals and growing families seeking that coveted lakeside lifestyle.

The Marquette isn't arriving in a vacuum. It joins a chorus of ambitious projects echoing throughout the city, each contributing to a revitalized St. Joseph on the rise. The ongoing progress of the Harbor Shores development just

Continued on page 2

Inserts & Promotions

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Inserts may vary by zip code

Knapp *Continued from cover*


across the river, Clark Logic's investment along Lakeshore Drive, and Corewell Health's additional apartment complex at the southern edge of the city promise to draw new residents and spur economic vitality for years to come. These developments, culminating in the arrival of The Marquette, paint a compelling picture: St. Joseph is poised to become the quintessential landing spot for those yearning for a *special place on the lake*.

The Marquette itself is an impressive undertaking, meticulously designed to enhance the downtown experience. Imagine 100 new residential units, breathing fresh life into our core. Among these, 32 luxurious condominiums will offer stunning views and premium living, while 68 full-time resident apartments will provide much-needed housing options for a diverse range of individuals and families. Addressing a perennial downtown challenge, the project boasts 157+ underground parking spaces, thoughtfully accommodating the repurposed surface parking lots and ensuring convenience for residents and visitors alike.

But The Marquette is more than just residences. Envision strolling past new restaurants and vibrant retail spaces, adding to the already charming array of shops and eateries that make our downtown unique. Picture inviting new public spaces, thoughtfully designed as havens for enjoying breathtaking sunsets over Lake Michigan or simply taking a moment of peaceful reprieve amidst the bustle of city life. The developers, the Rienks Group, have shown a keen understanding of St. Joe's architectural heritage. The building's design will harmoniously match the elegant limestone architecture that graces some of our most iconic structures, a respectful nod to the past while embracing the future. Notably, despite its significant presence, The Marquette will stand as only the fourth-tallest

building in Downtown St. Joe, ensuring it only complements the existing downtown landscape. This exciting journey of growth and renewal, however, will undoubtedly present some short-term adjustments. Change, even positive change, can bring temporary disruptions to familiar routines. We acknowledge that much-loved annual events like the Winter Beer Fest, Fall Fest, and the Mike Yore Memorial Car Show may be disrupted and need to explore alternate locations as downtown St. Joe evolves. But let us meet these shifts with optimism and a spirit of collaboration. St. Joe Today is already actively engaged, committed to working hand-in-hand with the Rienks Group and the city of St. Joseph to find creative and viable solutions. We are confident that together, we can navigate these transitions while preserving the spirit and vibrancy of our cherished community events.

Ultimately, while impressive developments like The Marquette add to the physical charm and economic vitality of our downtown, it is the people who truly make St. Joseph the extraordinary place it is. Our welcoming spirit, our strong sense of community, and the connections we forge are the threads that weave the rich tapestry of our city. As we embrace new neighbors and welcome fresh perspectives, let us remember that it is this spirit of belonging that defines us. Let us extend a hand of friendship, share the stories of our town, and cultivate an environment where everyone, both new and old, feels a deep sense of connection and pride in calling St. Joseph home. The Marquette is not just building a structure; it is helping us build an even brighter future, together. Let the excitement be contagious, the optimism unwavering, and the spirit of community our guiding light as we embark on this exciting new chapter for downtown St. Joseph.



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Photo of the Week



Metamorphosis Morning

Photo by Kristine Collins

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As summer comes to an end and winter looms on the horizon, ensuring your home's furnace is ready to keep you warm is a top priority. A well-maintained furnace not only provides reliable heat but also operates efficiently, saving you money and preventing unexpected breakdowns during the coldest months. Here's how to prepare your furnace for winter and keep your home cozy and safe.

Next, replace your furnace's air filter. A clogged filter restricts airflow, forcing the system to work harder and increasing energy bills. Filters should be checked monthly and replaced every one to three months, depending on the type and household factors like pets or allergies. Standard fiberglass filters are affordable, costing \$5 to \$15, while high-efficiency pleated

Cleaning the furnace area is another key step. Dust, debris, or clutter around the unit can obstruct airflow or pose a fire hazard. Vacuum around the furnace and ensure vents and ducts are free of obstructions. If you have a floor furnace, remove any rugs or furniture that could block heat distribution. For homes with forced-air systems, consider having ducts professionally cleaned every three to five years to remove accumulated dust and allergens.

Don't overlook safety. Install or test carbon monoxide detectors near sleeping areas, replacing batteries if needed. Furnaces, especially gas-powered ones, can produce this odorless, deadly gas if malfunctioning. Detectors cost \$20 to \$50 and are a small price to pay for peace of mind.

By taking these steps—scheduling a check-up, replacing filters, cleaning the area, testing the system, ensuring safety, and optimizing with a thermostat—you'll ensure your furnace is winter-ready. Act now to avoid shivering through a cold snap or facing costly emergency repairs.



*Financial
Expert*
The Ramsey Show

Dear Dave,

Dear Marshall,

To answer your question, there are lots of reasons some folks resist making changes in their lives. Often, one of those things is denial. Ninety percent of solving a problem is realizing, and admitting, a problem exists. I'm convinced one of the major factors keeping people from winning with money is they don't realize they even have a problem—or won't admit it.

And finally, there's usually an element of ignorance involved. Don't get me wrong. I'm not calling anyone stupid. I'm talking about a lack of good information. The good news is learning new things isn't that hard. You just have to admit you don't have all the answers, and set your mind to studying and educating yourself on the topic at hand. Because if you're not careful, what you don't know about money will make you broke and keep you broke.

** Dave Ramsey is a nine-time national best-selling author, personal finance expert and host of The Ramsey Show. He has appeared on Good Morning America, CBS This Morning, Today, Fox News, CNN, Fox Business and many more. Since 1992, Dave has helped people take control of their money, build wealth and enhance their lives. He also serves as CEO for Ramsey Solutions.*

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Sarah Spoonholtz
*Regional Director,
SMR Chamber*

September Events!

Here we are, wrapping up another month, kids are back in school, the weather is - well weather... and some of us are still holding out for more summer days than fall ones. With the calendar flip, we do bring in a whole host of new events happening across Berrien County, including some with our friends at the Greater Niles Chamber!

Kicking things off, on Wednesday, September 3rd with the Greater Niles Chamber (GNC) Buzz Breakfast featuring a special presentation by enFocus. The Chamber Buzz presented by Everwise Credit Union is a free monthly breakfast for members that features updates from elected officials, community leaders, new chamber members, and special guests. The series is hosted by Gallery 1245 located at 1245 S. 11th Street in Niles at 8:30am on the first Wednesday of the month from February through November. It's a one-stop-shop event for members where they can learn about everything coming up in the community.

As a non-profit dedicated to economic development, the mission of enFocus is to harness the talents of the brightest minds to drive social and economic development across the region they serve. By "empowering talent to build stronger communities", they will continue leading the charge in community-centered innovation and entrepreneurship. enFocus has been working hard in the Niles area and we look forward to hearing their update!

Next up on September 10th we have 2 events, the first being part of the GNC Lunch & Learn series presented by Southwestern Michigan College. This is a free event for Chamber Members where we discuss the hot topics facing different businesses. Each month we hear from different industry professionals and experience the diverse catering options in the Niles region. This month Lake Michigan College will provide an update on the Berrien Talent Collaborative apprenticeship programs for high school & community college students and other services for local businesses. Katharos Catering will cater the luncheon.

Later that day our NextGen Young Professionals group is gearing up for the 2nd Annual Rock, Paper, Scissors Tournament with The Swab Agency Farm Bureau Insurance! All the fun happens at Weko Beach House in Bridgman from 5:00 – 7:00 p.m.! Enjoy delicious samples from Base Bowls, network with fellow professionals, and soak in a spectacular sunset over the lake. Plus, get ready to claim ultimate bragging rights and an awesome trophy.

The Swab Agency is a veteran owned, Farm Bureau Insurance agency located in Bridgman, that specializes in Home, Auto, Farm, Life, and Commercial insurance. The Swab Agency is happy to provide a discount on home and auto coverage for members of several affinity groups that include, Young Professionals, Current/Former Military, Michigan Education Association, Michigan Realtors Association, Union Workers, and many more.

Finally on September 22nd, we're partnering with Hungerford CPAs + Advisors for a special webinar called: 2025 Tax Law Changes: What they Mean for You and Your Business. With major tax changes on the horizon this year, this event will break down the key provisions, timelines, and implications of the new legislation, covering everything from individual tax brackets and estate planning to business deductions and credits. We'll translate the technical into the practical, helping you understand what's changing, what's expiring, and how to prepare.

Our special presenter is Jenny Minor, CPA and Senior Tax Manager for Hungerford. She is a seasoned accounting professional with over 24 years of experience in public accounting, specializing in federal tax planning strategies. She joined Hungerford in 2024 as a Tax Senior Manager, where she focuses on tax planning, compliance, and developing tax-efficient strategies for privately held businesses and their shareholders.

Her expertise spans a wide range of industries, including manufacturing, distribution, retail, technology, consumer products, agriculture, industrial, pharmaceuticals, and professional services. Jenny has deep knowledge of federal tax planning related to accounting methods such as revenue and expense recognition, inventory, and fixed assets across various business entities. Jenny is a Certified Public Accountant licensed in both Michigan and Illinois.

You can find more details and get RSVP'd by heading to smrchamber.com and greaternileschamber.com Have questions - contact me directly at sspoonholtz@smrchamber.com or 269-932-4040.



Josh Bishop
Pastor

Playing Favorites

Can I share a secret about growing up? I've only told a few people, but now all of you reading this will know. I used to feel bad for my blankets. Yes...my blankets.

I kind of liked one that my grandma made me. I wanted to like it more because she had hand-knitted it for me, so I felt guilty that I didn't love it as much as one of my other blankets. My favorite blanket was a comforter because it was soft and warm when it wrapped around me. But then there was the "other" blanket. It was thin, so it didn't keep me as warm as the comforter. Sandpaper is an overstatement, but it wasn't very soft either. Still, I remember feeling bad for that blanket (I know—it's just a blanket) and not wanting it to feel left out. So occasionally, I would sleep with it to help it "feel better."

Blankets are just blankets, but people are far more valuable. A blanket doesn't have feelings, but people do. A blanket doesn't have a soul, but a person does. A blanket isn't alive, but a person is. So, let me ask: Who do you favor at the expense of others?

My [family], have faith in our glorious Lord Jesus Christ without showing favoritism. (James 2:1)

In the early church, some were tempted to show favoritism to the rich and influential while giving everyone else the leftovers. That same problem still creeps into our hearts and lives today.

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It shows up when I value people based on how they make me feel. I might only do something kind when I know a person can return the favor. I might avoid people who don't make me feel good. (There are healthy and unhealthy ways to approach this—I'm speaking of the unhealthy.) Think about your reaction when someone walks into the room. Do you judge them based on their clothes, their mannerisms, or how you expect they'll treat you? Too often, we play favorites at the cost of mistreating others.

James connects favoritism directly to faith in Jesus. When you walk into the room, how does Jesus treat you? We long for him to love, honor, and respect us. But why should he, if we direct our love and affection away from some people in favoritism?

The truth is, Jesus doesn't play favorites. He doesn't give more grace to the wealthy or more blessings to the self-sufficient. He gives his saving grace to all equally, because all of us equally need forgiveness for our sins.

Out of all the blankets from my childhood, guess which one survived? The "other" blanket. Again, it's just a blanket. But often, it's the moments of undeserved favor that stay with us longest. That's what God gave you in Jesus. Now you can pass it on. Think of the gift you could give someone by refusing to show favoritism.

Who is someone in your life who doesn't "deserve" your favor? How can you show it to them, simply because they too are a soul whom Jesus has saved?

Prayer: Lord, open my heart to receive your grace and mercy, freely given to me without my earning. Help me see others in the same light, so I may show them your dignity and respect. Amen.

Submitted by Pastor Josh Bishop
Grace Evangelical Lutheran Church, St. Joseph

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Find the words hidden vertically, horizontally, diagonally, and backwards.

SCHOOL YEAR WORD SEARCH

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| BACKPACK | GRADE | RECESS |
| BLACKBOARD | HIGHLIGHTER | RULER |
| CALCULATOR | HOMEWORK | SCHEDULE |
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2025 FORD F-150
SUPERCREW STX 4X4

Iconic Silver Metallic, 20 Inch Dark Gray Aluminum Wheels, Blind Spot Information System, 12 Inch Touchscreen, Reverse Sensing System, Fog Lamps, 36 Gallon Fuel Tank, and Much More! F25062

MSRP.....\$52,230
SIEMANS DISCOUNT.....- 2,235
RETAIL BONUS CASH**.....- 1,000
TRADE-IN ASSISTANCE BONUS CASH** - 2,250
SALE PRICE FOR EVERYONE \$46,745
MILITARY OR FIRST RESPONDER RECOGNITION EXCLUSIVE CASH* - 500

AS LOW AS \$46,245

PLUS 1.9% FOR 36 MONTHS,

2.9% FOR 48 MONTHS, 3.9% FOR 60 MONTHS,
OR 4.9% FOR 72 MONTHS*

*MUST QUALIFY

**MUST FINANCE THRU FORD MOTOR CREDIT

**RESIDENCY RESTRICTIONS MAY APPLY

BASED UPON PROGRAMS AND REBATES THROUGH 09/02/2025



2025 FORD
TRANSIT CARGO VAN

Oxford White, Limited Slip Rear Axle, Cloth Seats, Fixed Rear Door Glass, and Much More! F25087

MSRP.....\$51,660
SIEMANS DISCOUNT.....- 2,165
RETAIL CUSTOMER CASH.....- 1,500
SALE PRICE FOR EVERYONE \$47,995
MILITARY OR FIRST RESPONDER RECOGNITION EXCLUSIVE CASH* - 500

AS LOW AS \$47,495

* MUST QUALIFY



2025 FORD F-350
CREW CAB 4X4 XLT

Agate Black, 7.3 V8 Engine, Black Appearance Package, Spray-In Bedliner, LED Box Lighting, PowerScope Trailer Tow Mirrors, B&O Sound System, Remote Start, 360 Degree Camera Package, Heated Front Seats, Blind Spot Information System, Power Sliding Rear Window, High-Gloss Black 20 Inch Wheels, and Much More! F25094

MSRP.....\$70,020
SIEMANS DISCOUNT.....- 2,525
RETAIL CUSTOMER CASH**.....- 1,500
SALE PRICE FOR EVERYONE \$65,995
MILITARY OR FIRST RESPONDER RECOGNITION EXCLUSIVE CASH* - 500

AS LOW AS \$65,495

*MUST QUALIFY

**RESIDENCY RESTRICTIONS MAY APPLY



2024 FORD E-350
SERVICE BODY CSV

Oxford White, 7.3 V8 Engine, Limited Slip Rear Axle, Power Windows and Locks, Rear View Camera, Trailer Tow Package, Power Mirrors, Remote Entry, READING Aluminum Service Body, and Much More! F24001

MSRP.....\$41,220
ADD FOR READING SERVICE BODY +41,141
SUBTOTAL.....\$82,361
SIEMANS DISCOUNT.....- 13,366
SALE PRICE FOR EVERYONE \$68,995
MILITARY OR FIRST RESPONDER RECOGNITION EXCLUSIVE CASH* - 500

AS LOW AS \$68,495

* MUST QUALIFY



2024 FORD F-650
24 FOOT BOX TRUCK

Oxford White, 7.3 V8 Engine, Wabash Aluminum Box, 60 Gallon Fuel Tank, Power Windows and Locks, Remote Keyless Entry, and Much More! F24021

MSRP.....\$74,950
ADD FOR WABASH ALUMINUM BOX +28,567
SUBTOTAL.....\$103,517
SIEMANS DISCOUNT.....- 16,522

AS LOW AS \$86,995

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2025 JEEP COMPASS
LATITUDE 4X4

Silver Zynith, Altitude Package, 10 Inch Touchscreen, 18 Inch Black Aluminum Wheels, Blind Spot and Cross Path Detection, Heated Front Seats, Heated Steering Wheel, and Much More! C25095
MSRP.....\$32,755
SIEMANS DISCOUNT.....- 323
MIDWEST BC BONUS CASH**.....- 500
NATIONAL RETAIL BONUS CASH...- 1,500
SALE PRICE FOR EVERYONE \$30,432
NATIONAL SFS LEASE LOYALTY BONUS CASH* - 1,500
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$28,432

*MUST QUALIFY
*MUST FINANCE THRU CHRYSLER CAPITAL
**RESIDENCY RESTRICTIONS MAY APPLY
BASED UPON REBATES THROUGH 09/02/2025



2024 DODGE
HORNET R/T EAWD

Acapulco Gold, R/T Blacktop Package, 18 Inch Abyss Finish Wheels, Heated Steering Wheel, Heated Front Seats, Power Seat, Adaptive Speed Control, Parksense Rear Park Assist, Lane Keep Assist, Full Speed Forward Collision Warning, and Much More! C24094
MSRP.....\$45,185
SIEMANS DISCOUNT.....- 3,440
NATIONAL RETAIL CONSUMER CASH - 7,750
SALE PRICE FOR EVERYONE \$33,995
SFS LEASE LOYALTY BONUS CASH* - 2,000
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$31,495

*MUST QUALIFY
*MUST FINANCE THRU CHRYSLER CAPITAL
**RESIDENCY RESTRICTIONS MAY APPLY
BASED UPON REBATES THROUGH 09/02/2025



2025 JEEP
GRAND CHEROKEE
LIMITED 4X4

Bright White, Remote Start, Power Liftgate, Navigation, Heated Front and Rear Seats, Heated Steering Wheel, Black Appearance Package, 20 Inch Wheels, and Much More! C25029
MSRP.....\$49,425
SIEMANS DISCOUNT.....- 776
MIDWEST BC SELECT INVENTORY BONUS CASH** - 3,000
NATIONAL RETAIL BONUS CASH...- 2,250
NATIONAL GRAND CHEROKEE LOYALTY RETAIL BONUS CASH - 1,000
SALE PRICE FOR EVERYONE \$42,399
NATIONAL SFS LEASE LOYALTY BONUS CASH* - 2,000
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$39,899

*MUST QUALIFY
*MUST FINANCE THRU CHRYSLER CAPITAL
**RESIDENCY RESTRICTIONS MAY APPLY
BASED UPON REBATES THROUGH 09/02/2025



2025 CHRYSLER
PACIFICA SELECT

Fathom Blue Pearl, Power Sliding Doors, Power Liftgate, 10 Inch Touchscreen, Heated Front Seats, Heated Steering Wheel, Adaptive Cruise Control, Blind Spot and Cross Path Detection, Lane Departure Warning, and Much More! C25120
MSRP.....\$44,940
SIEMANS DISCOUNT.....- 1,195
NATIONAL RETAIL BONUS CASH...- 2,250
SALE PRICE FOR EVERYONE \$41,495
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$40,995

*MUST QUALIFY
BASED UPON REBATES THROUGH 09/02/2025



2025 JEEP
WRANGLER WILLYS 4X4

Joose, Black 3-Piece Hardtop, 3.6 V6 Engine, 6 Speed Manual Transmission, 12 Inch Touchscreen, Receiver Hitch, LED Fog Lamps, Power Windows and Locks, Black Wheels, and Much More! C25121
MSRP.....\$44,280
SIEMANS DISCOUNT.....- 780
NATIONAL RETAIL BONUS CASH...- 2,000
SALE PRICE FOR EVERYONE \$41,500
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$41,000

*MUST QUALIFY
BASED UPON REBATES THROUGH 09/02/2025



2025 RAM 1500 BIG HORN
CREW CAB 4X4

Bright White, Night Package, 20 Inch Wheels, Anti-Spin Rear Axle, Heated Front Seats, Heated Steering Wheel, Power Tailgate Release, Rear Power Sliding Window, Navigation with 12 Inch Screen, Power Seat, Power Adjustable Pedals, and Much More! C25053
MSRP.....\$59,090
SIEMANS DISCOUNT.....- 3,186
NATIONAL 10% BELOW MSRP.....- 5,909
MIDWEST BC SFS BONUS CASH* ** - 1,250
MIDWEST BC REGIONAL BONUS CASH** - 750
SALE PRICE FOR EVERYONE \$47,995
NATIONAL SFS LEASE LOYALTY BONUS CASH* - 2,000
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$45,495

*MUST QUALIFY
*MUST FINANCE THRU CHRYSLER CAPITAL
**RESIDENCY RESTRICTIONS MAY APPLY
BASED UPON REBATES THROUGH 09/02/2025



2025 RAM PROMASTER
2500 HIGH ROOF

Black, Storage Group, Power Windows and Locks, 7 Inch Touchscreen, Remote Keyless Entry, and Much More! C25106
MSRP.....\$53,250
SIEMANS DISCOUNT.....- 755
NATIONAL BONUS CASH.....- 2,500
RAM DEALER CASH COUPONS.....- 2,000
SALE PRICE FOR EVERYONE \$47,995
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$47,495

*MUST QUALIFY
BASED UPON REBATES THROUGH 09/02/2025



2024 RAM 5500 4X4
FLATBED DUMP DEMO

Bright White, Knapheide 12.5 Foot Flatbed Dump Body, 6.7 Cummins Turbo DIESEL, Black Tubular Side Steps, Snow Plow Prep Group, Power Windows and Locks, Trailer Brake Controller, Power Heated Mirrors, and Much More! C24118
MSRP.....\$74,440
ADD FOR KNAPHEIDE FLATBED DUMP BODY +19,078
SUBTOTAL.....\$93,518
SIEMANS DISCOUNT.....- 13,773
ON-THE-JOB \$1000 COMMERCIAL/EQUIPMENT/UPFIT*** - 1,000
RAM DEALER CASH COUPONS.....- 5,000
BONUS CASH.....- 3,750
SALE PRICE FOR EVERYONE \$69,995
NATIONAL STELLANTIS LOYALTY BONUS CASH* - 1,500
MILITARY OR FIRST RESPONDER BONUS CASH* - 500
AS LOW AS \$67,995

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*MUST FINANCE THRU CHRYSLER CAPITAL
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WAS
\$34,995



2023 FORD MUSTANG
MACH-E PREMIUM EAWD
NOW \$33,870

Extended Battery, 1 Speed Automatic, Aluminum Wheels, Only 13K Miles! Navigation, SYNC4, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Panoramic Fixed-Glass Roof, Wireless Charging Pad, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Aerial View Display System, Front and Rear Collision Mitigation, Evasion Assist, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty! Star White Metallic, C25055A

WAS
\$28,999



2022 FORD EDGE SEL AWD
NOW \$27,833

2.0 EcoBoost Engine, 8 Speed Automatic, Aluminum Wheels, 35K Miles, Remote Start, Navigation, Power Leather Heated Front Seats, Heated Steering Wheel, Panoramic Vista Roof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Front Collision Mitigation, Rear Parking Aid, Back-Up Camera, Power Liftgate Remote Keyless Entry System, Ford Certified! Iconic Silver, U25057

WAS
\$28,901



2022 FORD EDGE SEL AWD
NOW \$27,973

2.0 EcoBoost Engine, 8 Speed Automatic, Aluminum Wheels, 35K Miles, Remote Start, SYNC 4, Power Leather Heated Front Seats, Heated Steering Wheel, Panoramic Vista Roof, Wireless Charging Pad, Universal Garage Door Opener, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Front Collision Mitigation, Rear Parking Aid, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Oxford White, U25056

WAS
\$82,467



2023 JEEP WRANGLER
RUBICON 392 4X4
NOW \$75,629

6.4 V8 SRT HEMI Engine, 8 Speed Automatic, Aluminum Wheels, Only 18K Miles! Sky One-Touch Power Top, Running Boards, Remote Start, Navigation, Leather Heated Front Seats, Heated Steering Wheel, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Front Collision Mitigation, Rear Parking Aid, Back-Up Camera, Trailer Tow Package, Remote Keyless Entry System, Jeep Certified! Hydro Blue Pearlcoat, F23222A

MANAGER'S SPECIALS

WAS
\$49,746



2022 RAM 3500
TRADESMAN CREW CAB 4X4
NOW \$48,850

6.7 Cummins DIESEL Engine, 6 Speed Automatic, Aluminum Wheels, Only 24K Miles! Bedliner, Running Boards, Power Windows and Locks, Touchscreen, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! Bright White, C24196A

WAS
\$62,818



2018 CHEVROLET CAMARO ZL1
CONVERTIBLE
NOW \$59,824

6.2 V8 Engine, 10 Speed Automatic, Aluminum Wheels, Only 10K Miles! Remote Start, Memory Power Leather-Suede Heated/AC Front Seats, Heated Steering Wheel, Power Convertible Top, Climate Control, CD-Player, Blind Spot Monitor, Cross-Traffic Alert, Rear Parking Aid, Back-Up Camera, Remote Keyless Entry System, Arctic Blue, Very Nice! Must See! F24223A

WAS
\$28,523



2022 FORD MAVERICK XLT
SUPERCREW
NOW \$25,505

2.0 EcoBoost Engine, 8 Speed Automatic, Aluminum Wheels, 31K Miles, Bedliner, Ford Co-Pilot360, Front Collision Mitigation, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty! Cactus Gray, F25065A

WAS
\$28,546



2022 FORD
NOW \$2

2.0 EcoBoost Engine, 8 Speed Automatic, Aluminum M
Power Leather-Suede Heated Front Seats, Heated Steer
Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, L
Up Camera, Power Liftgate, Remote Keyless Entry

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WAS
\$65,561



2025 FORD BRONCO
BADLANDS 4-DOOR 4X4
NOW \$63,572

2.7 EcoBoost V6 Engine, 10 Speed Automatic, Less 2,000 Miles! Remote Start, Navigation, Raptor-Style Running Boards, Soft Convertible Top and 2-Piece Black Hardtop, Black Appearance Package, Climate Control, Adaptive Cruise Control, Front Collision Mitigation, 360 Degree Camera, Remote Keyless Entry System, Ford Certified! Marsh Gray, C24120A

WAS
\$25,995



2021 DODGE CHARGER STX
NOW \$24,658

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, Only 36K Miles, Blacktop Package, Remote Start, Memory Power Nappa Leather Heated/AC Front Sport Seats, Heated Steering Wheels, 2ND Row Heated Seats, 6 Premium Alpine Speakers, Blind Spot and Cross Path Detection, Back-Up Camera, Remote Keyless Entry System, Go Mango, Dodge Certified!, C23230A

WAS
\$46,754



2019 FORD F-250
LARIAT CREW CAB 4X4
NOW \$44,870

6.7 V8 Power Stroke DIESEL Engine, 6 Speed Automatic, Chrome PVD Aluminum Wheels, 122K Miles, FX4 Off Road Package, Bedliner, Running Boards, Remote Start, Navigation, SYNC 3, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, 2ND Row Heated Seats, Twin Panel Sunroof, Back-Up Camera, Uplifter Switches, Trailer Sway Control, Trailer Brake Controller, Remote Keyless Entry System, Race Red, F24339A

WAS
\$26,470



2020
RANGER XL
NOW \$2

2.3 EcoBoost Engine, 10 Speed Automatic
Running Boards, FX2 Package, STX Appea
Front Collision Mitigation, Front Collision
Package, Remote Keyless Entry System,

WAS
\$15,995



2008 DODGE CHARGER SRT8

NOW \$14,600

6.1 V8 SRT HEMI Engine, 5 Speed Automatic, Aluminum Wheels, 145K Miles, Super Bee Special Edition SRT8, Remote Start, Navigation, Power Leather-Trimmed Heated Front Seats, Power Sunroof, Harman Kardon 13 Speaker Kicker SRT High Performance Audio Group, Remote Keyless Entry System, Blue Pearlcoat, C23185B

WAS
\$28,500



2022 FORD EDGE SEL AWD

NOW \$26,788

2.0 Ecoboost Engine, 8 Speed Automatic, Aluminum Wheels, 38K Miles, Remote Start, SYNC 4, Power Leather Heated Front Seats, Heated Steering Wheel, Auto Climate Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Rear Parking Aid, Back-Up Camera, Remote Keyless Entry System, Ford Certified! Forged Green, U25048

WAS
\$44,635



2024 TOYOTA RAV4 LIMITED HYBRID AWD

NOW \$43,164

2.5 Engine, 1 Speed CVT Automatic, Aluminum Wheels, Less Than 7K Miles! Power Leather Heated/AC Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Keeping Assist, Lane Departure Warning, Front and Rear Collision Mitigation, Hands Free Power Liftgate, Remote Keyless Entry System, Balance of Factory Warranty! Midnight Black Metallic, U2505A

WAS
\$37,513



2022 RAM 1500 BIG HORN CREW CAB 4X4

NOW \$36,929

5.7 V8 HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 43K Miles, Remote Start, Navigation, Power Driver's Seat, Power Adjust Pedals, Heated Steering Wheel, Heated Front Seats, Front and Rear Park Assist, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Flame Red Clearcoat, C25105A

MANAGER'S SPECIALS

WAS
\$36,402



2022 FORD F-150 LARIAT SUPERCREW HYBRID 4X4

NOW \$32,593

3.6 PowerBoost Full Hybrid Engine, 10 Speed Automatic, Alloy Wheels, 107K Miles, FX4 Off-Road Package, Security Cover, Bedliner, Running Boards, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, 2nd Row Heated Seats, Twin Panel Moonroof, Wireless Charging Pad, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping System, Pre-Collision Assist, Reverse Sensing System, Back-Up Camera, Agate Black Metallic, F25098A

WAS
\$41,432



2022 RAM 2500 4X4 PLOW TRUCK

NOW \$38,813

Bright White, 6.8 V8 HEMI Heavy Duty Engine, 8 Speed Automatic, Aluminum Wheels, 30K Miles, Running Boards, Western V-Plow, Snow Chief Group, Power Windows and Locks, Sliding Rear Window, Anti-Spin Differential Rear Axle, Back-Up Camera, Remote Keyless Entry System, Ram Certified! Bright White, F25043B

WAS
\$39,978



2020 FORD F-150 LARIAT SUPERCREW 4X4

NOW \$36,737

2.7 V6 Ecoboost Engine, 10 Speed Automatic, Chrome-Like PVD Wheels, Only 42K Miles, Remote Start, Navigation, Running Boards, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, 2nd Row Heated Seats, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Reverse Sensing System, Back-Up Camera, Pro Trailer Back-Up Assist, Remote Keyless Entry System, Agate Black, F25047A

WAS
\$36,402



2022 FORD F-150 LARIAT SUPERCREW HYBRID 4X4

NOW \$32,593

3.6 PowerBoost Full Hybrid Engine, 10 Speed Automatic, Alloy Wheels, 107K Miles, FX4 Off-Road Package, Security Cover, Bedliner, Running Boards, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, 2nd Row Heated Seats, Twin Panel Moonroof, Wireless Charging Pad, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping System, Pre-Collision Assist, Reverse Sensing System, Back-Up Camera, Agate Black Metallic, F25098A

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WAS
\$46,737



2022 RAM 2500 BIG HORN CREW CAB 4X4

NOW \$42,898

6.4 V8 HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 37K Miles, Spray-In Bedliner, Power Running Boards, Off-Road Package, Sport Appearance Package, Remote Start, Power Driver's Seat, Heated Front Seats, Heated Steering Wheel, Back-Up Camera, Remote Keyless Entry System, Balance of Factory Warranty, Bright White, F24234A

WAS
\$32,980



2021 JEEP GRAND CHEROKEE 80TH ANNIVERSARY EDITION 4X4

NOW \$29,471

3.6 V6 Engine, 8 Speed Auto, Aluminum Wheels, 44K Miles, Remote Start, Nav, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Power Sunroof, Adaptive Cruise, Blind Spot Monitor, Front and Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Jeep Certified! Granite Crystal Metallic, U25037

WAS
\$27,996



2021 RAM PROMASTER CITY TRADESMAN CARGO VAN

NOW \$25,852

2.4 Engine, 9 Speed Automatic, Aluminum Wheels, 42K Miles, Power Windows and Door Locks, Rear Cargo Door Window Insert Panel with Window Grate, Back-Up Camera, Remote Keyless Entry System, BALANCE OF FACTORY WARRANTY! Bright White, U25060

WAS
\$27,996



2021 RAM PROMASTER CITY TRADESMAN CARGO VAN

NOW \$25,852

2.4 Engine, 9 Speed Automatic, Aluminum Wheels, 42K Miles, Power Windows and Door Locks, Rear Cargo Door Window Insert Panel with Window Grate, Back-Up Camera, Remote Keyless Entry System, BALANCE OF FACTORY WARRANTY! Bright White, U25060

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- 

Dan Zarobsky



Dennis Varo



Greg Kantauskas



Jon Weber



Tim Place



Bob Betker



Alisha Danneffel



Jonathan Ingels



Martin Siemans



Mike Ferguson



Jeff Miller





2017 JEEP
WRANGLER
UNLIMITED
SAHARA 4X4



NOW \$23,822

3.6 V6 Engine, 5 Speed Automatic, Aluminum Wheels, Only 67K Miles! Remote Start, Black 3-Piece Hardtop, Heated Front Seats, Alpine 9-Speakers with All Weather Subwoofer, CD-Player, Trailer Tow Group, Remote Keyless Entry System, Granite Crystal Metallic, U25072

2024 RAM
2500
TRADESMAN
REGULAR
CAB 4X4



NOW \$40,995

6.4 V8 Heavy Duty HEMI Engine, 8 Speed Automatic, Aluminum Wheels, 27K Miles, Running Boards, Chrome Appearance Group, Touchscreen Display, Rear Sliding Window, Anti-Spin Differential Rear Axle, Trailer Brake Control, Remote Keyless Entry System, Ram Certified! Billet Silver Metallic, C25112A

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AT WWW.SIEMANS.NET

2021 FORD F-150
XLT SUPERCREW 4X4



NOW \$36,501

3.5 V6 Ecoboost Engine, 10 Speed Automatic, Alloy Wheels, 75K Miles, Running Boards, FX4 Off-Road Package, Remote Start, Navigation, Power Heated Front Seats, Twin Panel Sunroof, Power Slide Rear Window, Interior Work Surface, Blind Spot and Cross Traffic Alert, Lane Keeping System, Pre-Collision Assist, Post Collision Braking, Reverse Sensing System, Back-Up Camera, Trailer Tow Package, Remote Keyless Entry System, Carbonized Gray Metallic, F25227A

2021 JEEP GRAND
CHEROKEE L LIMITED 4X4



NOW \$25,892

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, 104K Miles, Remote Start, Navigation, Memory Power Leather Heated Front Seats, Heated Steering Wheel, 2nd Row Heated Seats, 7 Passenger Seating! Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front and Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Velvet Red Pearlcoat, C25033A

2019 TOYOTA RAV4
XLE PREMIUM AWD



NOW \$26,995

2.5 Engine, 8 Speed Automatic, Aluminum Wheels, 76K Miles, Power Leather Driver's Seat, Power Sunroof, 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, Super White, F25152B



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

NOW \$30,943

3.6 V6 Engine, 8 Speed Automatic, Aluminum Wheels, 44K Miles, Remote Start, Navigation, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Power Sunroof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Front and Rear Collision Mitigation, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Jeep Certified! Diamond Black Crystal Pearlcoat, U25071



**2022 FORD
EXPLORER XLT AWD**

NOW \$29,995

2.3 Ecoboost Engine, 10 Speed Automatic, Aluminum Wheels, 65K Miles, Remote Start, Navigation, Power Leather Heated Front Seats, Heated Steering Wheel, Twin Panel Moonroof, Adaptive Cruise Control, Evasive Steering Assist, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Back-Up Camera, Power Liftgate, Class IV Trailer Tow Package, Remote Keyless Entry System, Carbonized Gray Metallic, M25040A



**2021 FORD F-150 LARIAT
SUPERCREW 4X4**

NOW \$46,500

3.5 PowerBoost Hybrid Engine, 10 Speed Automatic, Alloy Wheels, 59K Miles, Power Running Boards, FX4 Off-Road Package, Remote Start, Navigation, Memory Power Leather Heated/AC Seats, Heated Steering Wheel, Power Adjust Pedals, 2nd Row Heated Seats, Twin Panel Moonroof, Blind Spot Monitor, Cross-Traffic Alert, Rear Collision Mitigation, Lane Keeping Assist, Lane Departure Warning, Back-Up Camera, Trailer Tow Package, Remote Keyless Entry System, Iconic Silver Metallic, Balance of factory warranty! F25165A

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WWW.SIEMANS.NET



**2021 FORD F-150 RAPTOR
SUPERCREW 4X4**

NOW \$69,409

3.5 Ecoboost Engine, 10 Speed Automatic, Aluminum Wheels, 40K Miles, Security Cover, Bedliner, Running Boards, Remote Start, Navigation, Memory Power Leather Heated/AC Front Seats, Heated Steering Wheel, Power Adjust Pedals, Twin Panel Moonroof, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Front and Rear Collision Mitigation, Lane Keeping Assist, Lane Departure Warning, 360 Degree Camera Package, Tow Technology Package, Remote Keyless Entry System, Balance of Factory Warranty! Code Orange Metallic, F24175A



**2022 FORD
EXPLORER XLT AWD**

NOW \$34,749

2.3 Ecoboost Engine, 10 Speed Automatic, Aluminum Wheels, 35K Miles, Remote Start, Navigation, SYNC3, Power Leather Heated Front Seats, Heated Steering Wheel, Climate Control, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Evasive Steering Assist, Back-Up Camera, Power Liftgate, Remote Keyless Entry System, Ford Certified! Atlas Blue Metallic, F25202A



**2022 FORD
ESCAPE TITANIUM AWD**

NOW \$27,926

2.0 Ecoboost Engine, 8 Speed Automatic, Aluminum Wheels, 31K Miles! Remote Start, Navigation, SYNC3, Memory Power Leather Heated Front Seats, Heated Steering Wheel, Wireless Charging Pad, Adaptive Cruise Control, Blind Spot Monitor, Cross-Traffic Alert, Lane Keeping Assist, Lane Departure Warning, Front Collision Mitigation, Evasion Assist, Back-Up Camera, Power Liftgate, Class II Trailer Tow Package, Remote Keyless Entry System, Ford Certified! Stone Blue Metallic, U25058



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Alisha Danneffel



Dan Zarobsky



Dennis Varo



Greg Kantauskas



Jonathan Ingels



Martin Siemans



Mike Ferguson



Jon Weber



Tim Place



Bob Betker



Jeff Miller

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Don
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Humorist

Gettin’ the Blues on Santo Ronnie

Today our Mediterranean cruise stops in NOT-Sardinia-It’s-Santorini!

Brief explainer: Leading up to this trip, I kept calling Santorini “Sardinia.” But I *finally* fixed the name in my wee brain – I associated it with the Chicago Cub Hall-of-Famer Ron Santo. I used this progression: “Ron Santo”>“Santo Ronnie”>“Santorini”!

None of this helped very much when I learned that Santorini’s official name is Thera. I searched for a Chicago Cub name to associate with this, but on every website I checked, none were there-a.

I assume you may have a smattering of familiarity with Santorini, thanks to the oft-photographed architecture featuring brightly white-washed buildings with blue domes and roofs. How did this aesthetic develop? It’s largely due to...yuck...cholera.

In 1938, to combat an outbreak of that dread disease, a governmental decree required homes on Greek islands to be painted blue and white. The whitewash was chosen because it contained limestone, which – I never knew this – has strong disinfectant properties. So, Santorini’s citizen whited out their homes and businesses, and it helped stem the tide of cholera. Remember, this is way before the advent of Mr. Proper. Which is the name Proctor & Gamble uses in Greece for Mr. Clean.

What about the blue? Blue was already a super-common accent color; fishermen painted their vessels blue, because it was the least

expensive color. Then they used the leftovers on their houses.

The blue paint also contained limestone – more disinfectant! And a cleaning product – a sort of blue talcum powder called “loulaki”. Most households had this readily available at home. Though somebody definitely missed the boat by not branding it Mr. Loulaki.

So again, your smattering of awareness of Santorini probably stems from the internet’s glut of selfies from the town of Oia (pronounced ee-ya, and for which there is no relatable Chicago Cub player name).

Curiously, the selfie-shooters hardly ever identify the lovely blue-topped buildings. I got to wondering, what are they called?

They’re mostly churches: the Church of Agios Spyridon, probably the most-photographed of them all; and most pix of it also show its blue-capped neighbor, the Church of Anastasi. The Church of Panagia Platsani is a big’un, with a tower housing six bells. Panagia Platsani factoid: An icon of the Virgin Mary, to whom the church is dedicated, was once found floating at sea, buffeted by waves that made a distinctive sound; that sound was incorporated into the church’s name: *plats-plats-plats*. Plats is simply Greek for “splat.” Or it should be anyway.

A slightly less well-known photo-stop is large and pale yellow, but still blue-domed – the Church of Agios Georgios, aka St. George. Inside is an ornate painting of George. Somewhere in time, someone carved a slot in the image, leading to a (now-abandoned) prayer tradition: Visitors would try sliding a coin into the picture; if it got “stuck,” you left it there and it meant that your wish would be granted. If it fell through – oy! – that prayer was null and void. But at least you got your coin back.

Then again, one can’t help but wonder?: The bigger the coin, the greater its worth, the likelier it would get stuck, and for the church coffers, kani lefta! – Greek for “It’s making money!” Because, after all, a stuck coin had to be lefta.

Moody *Continued from cover*

“The applicant is proposing 105 dwelling units on six buildable areas, one commercial space, and outdoor recreation areas, along with a private road, alleys, and surface parking lot for the development,” Gundersen said.

That includes a 77-slip marina.

This is Phase One of an overall \$150 million project in the area. Harbor Shores Community Redevelopment Managing Director Chris Cook said construction of this first phase will likely continue through 2033 or 2034 with eventual plans for a boutique hotel or rental villas, pools, restaurants, and more town homes on nearby properties.

Commissioner Michael Fernandez said this project is one more part of meeting the city’s housing needs.

“It’s not going to be any one type of housing,” Fernandez said. “We can’t just have the same type of housing that you pop up. There needs to be a variety, and this project represents a nice variety within itself, in addition to everything else that we have, and as these units become available and come online, that’s going to help the situation.”

Harbor Shores was seeking 36 waivers from the usual building rules, spread out over six areas and many of them redundant. That is, they sought the same waivers on all six sites. Gundersen said many had to do with setbacks.

Commissioners approved the PUD request on the recommendation of the Planning Commission. The main concern expressed by

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residents involved the density of the development.

Chick-Fil-A looking to set up vendors tent in downtown St. Joseph

Coming soon to downtown St. Joseph will be food from Chick-Fil-A. They’re not opening a restaurant there, but Benton Harbor Chick-Fil-A owner Justin Barnes tells us the plan is to set up a vendor tent right on Main Street.

The St. Joseph City Commission this week approved the vending license for the restaurant to serve up chicken sandwiches, wraps, cookies, chips, and drinks at 300 Main. Barnes says the food served there will be made at the restaurant in Benton Harbor.

“Our intent is to have regular days that we are present both for lunch and dinner, but it won’t necessarily be an everyday thing,” Barnes said. “But we’re looking to begin to create a regular rhythm in St. Joe and surrounding communities.”

Barnes says since Chick-Fil-A opened on Pipestone Road near I-94, he’s had plenty of positive feedback, but some residents have lamented the highway construction has limited their access. He wants to get out into the community, telling us the new restaurant has built up a diverse and excellent team.

“And now it’s fun to kind of take what we’ve started to build here in Benton Harbor and take it on the road to surrounding communities like St. Joe.”

The vendor license will allow Chick-Fil-A to operate downtown through October. Barnes is hoping to get started Labor Day weekend, assuming the restaurant can get the final permit.

They’ll be set up on property near the drive-through of the Huntington Bank.

Commissioners table request to allow short-term rentals downtown

St. Joseph City Commissioners have pumped the brakes on a proposal to open eight new short-term rental units downtown, but only for now.

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At their meeting this week, commissioners heard from Brian Barrett, the owner of a building at 520 State Street and 515 Market Street. He's seeking to turn the three-bedroom apartments in that building into STRs. The St. Joseph Planning Commission previously recommended denial of a special use permit for the project, citing concerns like the loss of affordable housing in the community.

During a lengthy public hearing Monday, Barrett said there's a hotel located practically next door.

"From the beginning, all I've asked is that the various board members take a realistic look at where our property sits and the surrounding area," Barrett said. "Look at the context in which our property sits. Our building is in alignment with the character of the surrounding properties."

Barrett said there are no single-family homes immediately adjacent to the building in question. Commissioners at first seemed poised to deny his request, but he asked that it be tabled so city staff can discuss short-term rental policies some more. Commissioner Michael Sarola agreed that would be wise.

"Separately, while it's tabled, I know there's strong feelings on both sides," Sarola said. "I would certainly encourage dialogue amongst the community and Mr. Barrett and hopefully find a solution that's workable."

Mayor Brooke Thomas said she thinks the city so far has done a good job of limiting where short-term rentals may be located, but she agreed with tabling the question for more review. The question is whether this particular property could become STRs and not affect the character of the neighborhood.

The matter will come up again at a future meeting.

Pat Moody

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Includes Hybrids! Excludes Trailhunter and TRD Pro.

4.75% for **60**
APR Financing Mos.⁹

-or-
5.75% APR for 72 Mos.⁹

bZ4X

**ALL-ELECTRIC
BATTERY EV**



\$199/Mo. 36-Month Low Mileage
10,000 Mile/Year Lease

new **2025 bZ4X XLE**
FWD Model #2870
\$12,000 TFS LEASE CASH included in offer

\$199 Per Mo.¹⁰
36 | **\$3299**
Mo. Lease Due At Signing

Excludes applicable taxes & fees.
No security deposit required.

-OR-



new **2025 bZ4X**
0% for **72**
APR Financing Mos.¹¹

PLUS
\$2,500
TFS APR CASH¹²

4RUNNER

**6TH GENERATION
NOW EVEN BETTER!**



Available features include:

- i-FORCE MAX Hybrid Powertrain
- Power Rear Window
- Power Liftgate
- Multi-Terrain Monitor
- 14-in. Touchscreen
- 2WD, Part-Time 4WD or Full-Time 4WD



all-new
2025 4RUNNER

**NOW
ARRIVING!**

Offers end September 2

For all Toyota offers

toyota.com



Toyota Military
Rebate Program For
**MILITARY PERSONNEL
& THEIR FAMILIES**

\$500 **OVER & ABOVE
ALL OTHER
INCENTIVES!¹³**

- ★ **INCLUDES ALL RETIRED MILITARY** ★
(Regardless of Time Since Retirement)
- ★ **ACTIVE-DUTY & INACTIVE RESERVE** ★
MILITARY PERSONNEL
- ★ **HONORABLY DISCHARGED VETERANS** ★
Within 2 Years of Service
See dealer for details.

Ask about the

\$500
**COLLEGE
REBATE PROGRAM¹⁴**
**OVER & ABOVE
ALL OTHER INCENTIVES!**



ToyotaCare

Every New Toyota
Comes With ToyotaCare.¹⁵
2-Year No Cost Maintenance Plan.

VISIT YOUR LOCAL MICHIGAN TOYOTA DEALER TODAY!

SIGNATURE TOYOTA

680 East Napier • Benton Harbor, MI • 877.241.7725

1. Tundra - Full-size Pickup Class. Vehicle's projected resale value is specific to the 2025 model year. For more information, visit Kelley Blue Book's KBB.com. Kelley Blue Book is a registered trademark of Kelley Blue Book Co., Inc. 2. New 2025 Tundra SR CrewMax 4x4 Model 8348. Lease based on net cap cost of \$42,445. Lease end purchase option \$32,923. 3. Toyota vehicles and components are built using U.S. and globally sourced parts. 4. New 2025 Tundra Gas and Hybrid Models (excludes TRD Pro). 1.99% APR financing for 72 months with \$14.75 per \$1,000 borrowed. 5. \$1,000 TFS Standard APR Cash on new 2025 Tundra Limited and 1794 Hybrid Models Only. Subject to approved credit when financed through Toyota Financial Services. APR Cash must be applied to deal. Not all customers will qualify - see dealer for details. 6. New 2025 Tundra (Includes Hybrid, but excludes TRD Pro) \$3,000 Customer Cash. Customer Cash direct from Toyota Motor Sales, U.S.A., Inc. May not be combined with APR or lease offers. 7. Based on manufacturers' sales data for mid-size pickups (Tacoma), CY 2024. 8. New 2025 Tacoma SR5 Double Cab 4x4 Model 7540. Lease based on net cap cost of \$37,634. Lease end purchase option \$32,932. 9. New 2025 Tacoma (Includes Hybrid, but excludes TRD Pro & Trailhunter). 4.75% APR financing for 60 months with \$18.76 per \$1,000 borrowed OR 5.75% APR financing for 72 months with \$16.46 per \$1,000 borrowed. 10. New 2025 bZ4X XLE FWD Model 2870. Lease based on net cap cost of \$24,357. Lease end purchase option \$17,193. \$12,000 Toyota Financial Services Subvention Lease Cash included in lease offer. 11. New 2025 bZ4X. 0% APR financing for 72 months with \$13.89 per \$1,000 borrowed. 12. \$2,500 TFS Standard APR Cash on new 2025 bZ4X. Subject to approved credit when financed through Toyota Financial Services. APR Cash must be applied to deal. Not all customers will qualify - see dealer for details. 13. Qualified current, active-duty U.S. Military personnel, inactive reserves, veterans honorably discharged within two calendar years of their service discharge date, retired U.S. Military veteran regardless of date of separation from active service, and a spouse/surviving spouse and dependents of an eligible U.S. military personnel (including Gold Star Family Members) are eligible for rebates in addition to all other incentives, depending on model, through Toyota Motor Sales U.S.A., Inc., when leased or financed through Toyota Financial Services. Must take retail delivery from select new dealer stock (TCUV not eligible). The Toyota Military Rebate Program is not compatible with the Toyota College Rebate Program or Lease-End Refinancing Program. See participating dealer or visit toyota.com for complete details. 14. The Toyota College Rebate Program is not compatible with the Military Rebate Program. See participating dealer or visit toyota.com for complete details. 15. ToyotaCare covers normal factory scheduled maintenance for two years or 25,000 miles, whichever comes first, and 24-hour Roadside Assistance is included for two years, unlimited mileage (NOTE: bZ4X, Mirai, Prius and Prius Prime include enhanced ToyotaCare and/or Roadside Assistance). Roadside assistance limits towing distances and locations and does not include parts and fluids, except emergency fuel delivery for certain vehicles. Excludes rental company fleet sale vehicles. See your Toyota dealer for additional restrictions and exclusions. Valid only in the continental U.S. * NO SECURITY DEPOSIT. Subject to approved credit through Toyota Financial Services. Not all customers will qualify - Tier I PLUS customers ONLY. Excludes state and local taxes, license, registration and title, and insurance. License and applicable fees are extra. Other options and dealer charges extra. Your payment may vary depending on final price. Lessee may be charged for excessive wear based on Toyota Financial Services standards for normal use and for mileage in excess of 30,000 miles at the rate of \$0.15 per mile (10K low mileage leases) & \$350 Disposition Fee is due at lease termination. ** Subject to approved credit thru Toyota Financial Services. Tier 1+ & 1 only. See participating dealer for details. 2, 4, 5, 6, 8, 9, 10, 11, 12, 13 & 14: Must take retail delivery from new 2025 models in dealer stock while supply lasts between 8/5/25 and 9/2/25. Offers may vary by region. Delays in new vehicle shipments not in the control of dealer may impact customer delivery date and offer eligibility. Supply limited. See participating dealer for complete details. Individual dealer prices and document fees may vary. VEHICLE IMAGES USED FOR ILLUSTRATION PURPOSES ONLY. Expiration for these offers is 9/2/25.



Let's
Go
Places