

## REDEVELOPMENT COMMISSION MEETING

October 25, 2010

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:31 p.m., Monday, October 25, 2010, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Troiola, and Gebo were present. Commissioners Mammolenti and Stillson were absent. Also in attendance: Lory Timmer, Community Development Director; Kari Myers, Administrative Planner; and John Gourley, Legal Counsel.

Commissioner Gebo moved to approve the minutes of the September 27, 2010 meeting. Commissioner O'Dell seconded; motion carried.

Lory Timmer presented the following Resolutions for consideration:

**RESOLUTION 2010-37: COMMITTING \$500,000 OF AVAILABLE TAX INCREMENT FINANCE REVENUES FROM THE NW IMPROVEMENT PROJECT ALLOCATION AREA TO THE MISHAWAKA RIVER CENTER APARTMENTS PROJECT**

Ms. Timmer said part of the City's application for Low Income Housing Tax Credits to fund the rehabilitation of the former Mishawaka Furniture building into senior housing, the project developer must demonstrate that they have funds available for any unforeseen costs. Since the Redevelopment Commission, the project developer, doesn't hold any cash assets, a resolution is being presented for your approval that guarantees \$500,000 of Northwest TIF funds for any cost overruns. Commissioner Gebo moved to approve Resolution 2010-37. Commissioner Troiola seconded; motion carried.

**RESOLUTION 2010-38: APPROVING THE ACQUISITION OF THE PROPERTY LOCATED AT 421 NORTH CEDAR STREET**

Ms. Timmer said this commercial property has been vacant for several years. The owners approached the City with the offer to sell the lot to us, and because of the potential for constructing an alternate entrance to Central Park, we are interested in acquiring the property. The average of two appraisals is \$56,500, and the seller has agreed to that price. The funding

source is NW TIF monies. Commissioner O'Dell moved to approve Resolution 2010-38. Commissioner Gebo seconded; motion carried.

**RESOLUTION 2010-39: AMENDING PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SALARIES FOR 2011**

This annual resolution was approved by the Commission at the September 2010 meeting. However, numbers in the TIF Construction Manager's salary were transposed, so the City Controller has asked that the resolution be re-approved this month with the corrected salary. Commissioner Gebo moved to approve Resolution 2010-39. Commissioner Troiola seconded; motion carried.

Mrs. Timmer updated the Commissioners on the projects listed below:

**TIF UPDATES**

**Main Street Improvements, Phase III - Mishawaka Avenue to Battell Street**

The trunk storm sewer crossings of Main Street are complete. Concrete pavement has been installed on the west side of the intersection of Main Street and Mishawaka Avenue. The manhole for CSO 19 has been installed on the east side of Main Street. The watermain has been installed north of Mishawaka Avenue to Lawrence Street. The current schedule is to construct the southbound lanes of Main Street by November and to open Main Street to traffic over the winter. The northbound lanes are to be completed in Spring 2011.

**Main Street Improvements, Phase IV - Donaldson Street to McKinley Avenue and Leyte Street**

Sidewalks, drives and curbs are complete. Traffic has been switched to the outside lanes while the center lane is paved. Storm sewer installation north of McKinley is complete. The contractor is currently milling and paving McKinley Avenue (from Schumacher to Sarah Streets) and Main Street (from McKinley Avenue to Guam Street).

**North Main Street, Phase VI - Ardennes to Edison**

Right-of-way acquisition is underway.

### Edison Road and Grape Intersection Improvements

This project will provide a second through lane on Edison, widening at the former Walgreens property and Barnaby's. The topographical field survey is complete. DLZ is currently developing a statement of probable construction costs.

### River Crossing 2

All work in Central Park is complete and includes new sidewalk, handicap access to the ball field, a new ball field fence, a sand volley ball court, paving and striping of the parking lot, a drinking fountain, sod and seed. All three river crossing barrels are installed under the river. The poured-in-place headworks and tailworks structures are poured except the top. The completion date has moved to the end of November.

### Holy Cross Parkway Lift Station Forcemain, Phase IIE

All drilling of the forcemain is complete. Remaining work consists of three forcemain cleanout structure installations, roto-milling and resurfacing of Christyann, Russ and Chestnut, new storm sewer structures at Russ and Chestnut, and curbs and sidewalks on Christyann between McKinley and Russ. The contractor also needs to finish sidewalks, curbs and drive approaches on the south side of McKinley. The anticipated completion date is late November 2010, weather permitting.

### Merrifield Park Connector

The Mishawaka Avenue bridge is anticipated to open by December 31, 2010. Since the Merrifield Park Connector project can't be completed until after the bridge work is finished, it's anticipated that the connector will be available for use in Spring 2011.

## **NEIGHBORHOOD PROGRAMS**

### Neighborhood Stabilization Program (NSP) Grant

*Mishawaka River Center Apartments:* Mrs. Timmer said she is working with our consultant, Neighborhood Development Associates, to complete our Low Income Housing Tax Credit application by November 1. As part of the application process, the Commission needs to approve and sign the following documents:

1. Developer Affidavit: This verifies that Dr. Eberhart is the President of the Redevelopment Commission. Commissioner Gebo moved to approve the Developer Affidavit. Commissioner O'Dell seconded; motion carried;
2. Authorized Signatory Page: States that Commissioners Eberhart, O'Dell and Troiola are authorized to sign documents on behalf of the application. Commissioner Gebo moved to approve the Authorized Signatory Page. Commissioner Eberhart seconded; motion carried.
3. Acknowledgement stating that all information provided in the application is true to the best of the developer's (Redevelopment Commission's) knowledge. Commissioner Gebo moved to approve the Acknowledgement. Commissioner O'Dell seconded; motion carried.
4. MBE/WBE Agreements: These agreements state that we will contract for goods and services from minority and women-owned business enterprises. Commissioner O'Dell moved to approve the MBE/WBE Agreements. Commissioner Troiola seconded; motion carried.

Ms. Timmer said so far our application scores 134.5 out of a potential 200 points. She stated she went to Nashville last week to take an exam to become certified as a Housing Credit Certified Professional to gain an additional point for the application.

### **FIRST TIME HOMEBUYER PROGRAM**

Jeff Moser has started construction on the new house at 501 W. Sixth Street. The foundation, footings and backfill have been completed. We anticipate closing in December 2010.

### **ANYTHING BROUGHT BEFORE THE COMMISSION**

The date for the December regular meeting was tentatively set as December 13, 2010 at 6:30 p.m.

**NEXT MEETING**

The next regular meeting of the Redevelopment Commission will be November 22, 2010 at 6:30 p.m. in room 205.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted:

Approved:

Respectfully submitted:

Approved:

*(Signature on file)*

*(Signature on file)*

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Kari Myers, Administrative Planner

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M. Gilbert Eberhart, President

*(Signature on file)*

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Lory L. Timmer, Community Development Director