

REDEVELOPMENT COMMISSION MEETING

November 22, 2010

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, November 22, 2010, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Troiola, Mammolenti, Gebo, and Stillson were present. Also in attendance: Lory Timmer, Community Development Director; Kari Myers, Administrative Planner; and John Gourley, Legal Counsel.

Commissioner Troiola moved to approve the minutes of the October 25, 2010 meeting. Commissioner Gebo seconded; motion carried.

Lory Timmer presented the following Resolutions for consideration.

RESOLUTION 2010-40: APPROVING THE FILLING OF THE PROGRAM

COORDINATOR POSITION

This resolution gives the Community Development Department permission to fill the position vacated in October by Andrew West. Mr. West took the position of NSP Coordinator, and now the department is in need of a staff person to assume the Program Coordinator role. This is a full-time position that starts at \$33,615 annually. Commissioner Gebo moved to approve Resolution 2010-40. Commissioner Mammolenti seconded; motion carried.

RESOLUTION 2010-41: APPROVING THE HIRING OF A PROGRAM

COORDINATOR

This resolution allows the Department to hire David Thomas to fill the position of Program Coordinator. Approximately 80 resumes were received, and eight people were interviewed, and Mr. Thomas was determined to be the best fit for the position. Commissioner O'Dell moved to approve Resolution 2010-41. Commissioner Gebo seconded; motion carried.

RESOLUTION 2010-42: APPROVING THE ACQUISITION OF 821 WEST FOURTH STREET

Mrs. Timmer said this commercial property is located on the southeast corner of West Fourth

and Taylor. The property was sold about two months ago, and the new owner has agreed to sell the property to the City for \$50,000, pending the outcome of an appraisal. The original agreement was if the appraised value was \$50,000 or higher, the acquisition would go forward. If it appraised for under \$50,000, the acquisition could be renegotiated. She said last week the seller backed out of the deal. He's been asked to put something in writing since he already signed the purchase agreement, but he hasn't complied yet and she's asking for approval of the acquisition resolution in case the seller changes his mind again. Commissioner Gebo moved to approve Resolution 2010-42. Commissioner Troiola seconded; motion carried.

RESOLUTION 2010-43: APPROVING THE ACQUISITION OF 611-613 EAST THIRD STREET

Mrs. Timmer indicated the City was approached by the owner of this multi-unit property located across the street from City Hall. The average of two appraisals was \$38,000, and the owner accepted that sale price. The structure will be demolished, and the vacant lot will be used for a First Time Homebuyer or Habitat lot. Commissioner O'Dell moved to approve Resolution 2010-43. Commissioner Mammolenti seconded; motion carried.

RESOLUTION 2010-44: APPROVING THE ACQUISITION OF 327 LINCOLNWAY WEST

This commercial property is located across Lincolnway West from the Mishawaka Furniture site. The owner accepted the City's offer of \$69,000, which is the average of two appraisals. After the site is cleared environmental assessments can proceed. The intent is to sell the lot to an adjacent neighbor. Commissioner Gebo moved to approve Resolution 2010-44. Commissioner Troiola seconded; motion carried.

LETTER OF UNDERSTANDING WITH GREENPATH, INC.

Mrs. Timmer said Community Development Department staff has traditionally provided pre-purchase counseling to our First Time Homebuyer clients and Self-Sufficiency clients have received budgeting assistance from Stone Soup Communities. Per HUD regulations, however, any household that participates in a housing program that is funded with NSP grant money has to receive eight hours of counseling from a HUD-approved agency. In St. Joseph County, the only

approved agency is GreenPath, Inc. A Letter of Understanding for GreenPath has been drafted to provide the required minimum eight hours of counseling per family, at the rate of \$100.00 per hour, and she is seeking the Commission's approval to execute this agreement. Commissioner Troiola moved to approve the Letter of Understanding for GreenPath. Commissioner Mammolenti seconded; motion carried.

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

TIF UPDATES

114 West Mishawaka Avenue - Demolition

Demolition began on the former Pleasureland Museum today, and is expected to be completed by the end of day Wednesday, November 24th. The contract for demolition was awarded to Torok Excavating of South Bend, the lowest responsive, responsible quoter, in the amount of \$30,000. The cost of demolition includes safeguards to protect the wall shared with the neighboring 7-Eleven.

Main Street Improvements, Phase III - Mishawaka Avenue to Battell 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 the spring of 2011

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

The final walk-through was held November 15, 2010, so this project is complete.

North Main Street, Phase VI - Ardennes to Edison

Right of way acquisition is on-going.

Edison Road and Grape Intersection Improvements

The topographical field survey is complete. Conceptual plans are 15% complete. DLZ is currently developing a statement of probable construction costs.

River Crossing 2

The remaining work includes associated piping and an odor control unit. The completion date has moved to the end of November.

Holy Cross Parkway Lift Station Forcemain, Phase IIE

The remaining work consists of roto-milling and resurfacing of Russ and Chestnut Streets east of Division and intersection paving. Sod restoration will follow. The anticipated completion date is late November 2010, weather permitting.

Douglas Road Medical Park, Ph. II

Construction plans are complete. Bid specifications are currently under review.

Fir Road Expansion, Ph. I (Between the Toll Road Bridge and Cleveland Road)

The City signed an agreement with Ken Herceg & Associates for preliminary engineering, permits and construction drawings.

Mishawaka Avenue Bridge / Merrifield Park Connector

Work was expected to be complete by November 15, but the contractor, Walsh & Kelly, now feel that work will be complete by December 3, 2010.

NEIGHBORHOOD PROGRAMS

Neighborhood Stabilization Program (NSP) Grant

Mishawaka River Center Apartments: The tax credit application was delivered to IHCD on November 1st. On November 17th a construction manager from IHCD met with Mrs. Timmer to inspect the building. His purpose was to determine that what we claimed had to be done to the building in our Capital Needs Assessment (CNA) really does need to be done. The inspector was satisfied our CNA was accurate.

Currently, masonry testing is taking place on the exterior of the building. Asbestos abatement is being completed on the interior

Kil Architecture was approached by one of the window rehab companies that provided a sample. They have offered to take all the old windows from the building and recycle them.

NSP Target Neighborhood: To date we have demolished 14 of the 17 structures we acquired, and the following work is taking place:

530 W. 6th - Construction of a Habitat house is complete; family has moved in

327 Milburn Ct - Habitat house under construction (Notre Dame build)

501 W. 6th - Jeff Moser constructing a First Time Homebuyer house

717 W. 7th - Rehab work has begun

718 W. 7th - Rehab work has begun

313 W. 8th - Rehab work has begun

FIRST TIME HOMEBUYER PROGRAM

Jeff Moser is expected to complete the house at 501 W. 6th Street by the end of December.

We are going to aggressively market the program starting in January. That will allow people to apply in January, and be qualified in time for construction to begin in early Spring 2011. By using this approach, people won't have to be on a waiting list for a lengthy time period. We plan to advertise on the City's website, Facebook, the Communicator and in the South Bend Tribune.

ANYTHING BROUGHT BEFORE THE COMMISSION

Mrs. Timmer presented a Buy-Sell Agreement for 413 N. Cedar Street which is the Rosenstein building. The owner would be willing to sell the building for \$237,600.00 and wants to close by the end of the year. Commissioner Gebo moved to approve the Buy-Sell Agreement for 413 N. Cedar Street. Commissioner O'Dell seconded; motion carried.

NEXT MEETING

The next regular meeting of the Redevelopment Commission will be Monday, December 13, 2010 at 6:30 p.m. in room 205.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted:

Approved:

(Signature on file)

(Signature on file)

Kari Myers, Administrative Planner

M. Gilbert Eberhart, President

(Signature on file)

Lory L. Timmer, Community Development Director