

## **REDEVELOPMENT COMMISSION MEETING**

**March 26, 2012**

The regular meeting of the city of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, March 26, 2012, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Stillson, and Troiola were present. Commissioners Ermeti and Pingel were absent. In addition to members of the public, the following were also in attendance; Ken Prince, City Planner, Marilyn Nelums, Program Coordinator and Joe Dits of the South Bend Tribune.

Commissioner Troiola moved to approve the minutes of the February 27, 2012 meeting. Commissioner O'Dell seconded; motion carried.

### **PROJECT UPDATES**

Mr. Prince provided the following project updates:

#### **FIRST TIME HOMEBUYER PROGRAM**

The first time homebuyer program is off to a slow start. There have been applications that have come in since the first of the year, but there has not been a push to get this moving yet. Dave Thomas will be contacting Place Builders and The McColleston Group this week to discuss this year's builds. This will give a clearer picture as to just how many homes can be built this year based on reduced funding. Commissioner Eberhart asked if there were at least two applications.

#### **NSP3**

Dave Thomas spent a good portion of last week working with Yvonne Milligan balancing the NSP3 accounts. There will be a NSP3 draw this week. The purchase of homes with NSP3 funds seems to be picking up. The Redevelopment Department has recently viewed and scheduled appraisals at the following addresses: 818 Chestnut, 422 Grove, 502 West 6<sup>th</sup> and 817 Locust. Since January 2012, the Redevelopment Department has demolished the following properties in preparation for future builds: 611 East Broadway (1<sup>st</sup> Time Homebuyer lot), 410 West 9<sup>th</sup> (1<sup>st</sup> Time Homebuyer lot), 426 West 10<sup>th</sup> (1<sup>st</sup> Time Homebuyer lot) and 511 West 6<sup>th</sup> (Habitat lot).

#### **NSP1**

Yvonne Milligan is also helping to balance all NSP1 Accounts for 2011/2012 this week. The Redevelopment Department will have an NSP1 Audit with Peter Hunt on April 18<sup>th</sup>. There is no new information regarding NSP1 properties or the program in general.

## **SUMMER OF SERVICE**

Roger Shields and Marilyn Nelums have been working hand in hand with the Code Enforcement Department to identify potential homes that need minor exterior repairs. This morning they were able to get out to some of the addresses (4206 Cottage Avenue, 824 East Lawrence and 408 East Broadway) and get a first hand look at the scope of work that needs to be done. Roger and Marilyn will continue to work with the Code Department and Paul Baldwin of River Valley Church to identify properties.

## **SUBORDINATION AGREEMENTS**

Commissioner Troiola moved to approve the Subordination agreement presented for 1127 Borley and Commissioner O'Dell seconded; motion carried.

Commissioner O'Dell moved to approve the Subordination agreement presented for 501 West 6<sup>th</sup> Street and Commissioner Troiola seconded; motion carried.

Commissioner Troiola moved to approve the Subordination agreement presented for 1133 E. Borley and Commissioner O'Dell seconded; motion carried.

The properties at 1004-1008 Prospect were presented at the last meeting and have now been closed on. Commission O'Dell moved to formally approve these agreements and Commissioner Troiola seconded; motion carried.

A Buy and Sell agreement for 402-404 North Pine (vacant lot) at \$6,100.00 was presented and an aerial map was given to all in attendance. Commissioner O'Dell moved to approve purchase of the property and Commissioner Troiola seconded; motion carried.

## **DISCUSSION ON DOWNTOWN REDEVELOPMENT AREA**

Mr. Prince proposed the idea of setting up meetings with Developers along with Real Estate representatives to establish MOU (Memorandum of Understanding) and whether or not the next meeting should be set up to discuss disposal and if so, together or separate. Hopefully this will be accomplished before the next Redevelopment Commission meeting.

Commissioner Eberhart requested an opportunity for Commission members to do a walk thru with Roger Shields at Mishawaka River Center Apartments project to see progress.

## **ANYTHING BROUGHT BEFORE COMMISSION**

Mr. Prince stated that there would be another interview this evening for the position of Community Development Director.

**NEXT MEETING**

The next regular meeting of the Redevelopment Commission will be Monday, April 23, 2012 at 6:30 p.m. in Room 205.

The meeting was adjourned at 6:59 p.m.

Respectfully submitted:

\_\_\_\_\_  
Marilyn Nelums, Program Coordinator

\_\_\_\_\_  
M. Gilbert Eberhart, President

\_\_\_\_\_  
Kenneth B. Prince, City Planner