

REDEVELOPMENT COMMISSION MEETING

June 18, 2012

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, June 18, 2012, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Ermeti, Pingel, and Stillson were present. Commissioner Troiola was absent. In addition to members of the public, the following were also in attendance: Dave Thomas, Community Development Director; Ken Prince, City Planner; John Gourley, Legal Counsel; and Kari Myers, Administrative Planner.

Commissioner O'Dell moved to approve the minutes of May 21, 2012 as circulated. Commissioner Pingel seconded; motion carried.

HOSPICE CAMPUS/CENTRAL PARK UPDATE

Ken Prince said Hospice is moving forward and are close to having a Development Agreement ready. Mr. Prince said there is some debris about 15' below grade on the other side of the fish ladder and that must be removed prior to the start of construction. He said it's a complicated process due to it being below the water level. Mr. Prince said Hospice's contractor says it will take \$400,000 to remove the debris and he has asked for a detailed estimate from Lawson-Fisher Associates for a number. Hospice wants to break ground July or August.

Commissioner O'Dell asked about the size of the buildings. Mr. Prince said there will be no multiple story building there, but the instability of the soil.

Mr. Prince said a drawing from the 1920's shows a race there and boring samples show that and old debris was used to fill in the race.

HABITAT FOR HUMANITY UPDATE

Mr. Prince said Habitat now owns the former Frank Nursery property and we have an easement on the site which is our equity on the \$390,000.00 property. In return, Habitat for Humanity has agreed to build 9 houses, which equals the subsidy for those 9 houses.

Mr. Prince said a provision was added to allow the property to be bought by Leep if needed for a new car dealership and also, required Leep to buy back the property. He also said the City received a letter from Habitat saying they would still build the 9 houses if the site falls through.

MISCELLANEOUS

Mr. Prince said he would like a motion from the Commission to continue the two Memorandums of Understanding with Retail Property Development and Ironworks, LLC for downtown development. He said it includes the ability to terminate the agreement if plans are not moving forward, at our discretion.

Mr. Prince said the long term goal is to create a consortium to lead the development, use a broker to market the property and assemble a larger project team with the understanding that market interest hasn't been there and it's in the best interest in moving forward. He said the consortium would kick off January 1, 2013. Commissioner Ermeti moved to continue the Memorandums of Understanding with both Retail Property Development and Ironworks, LLC. Commissioner O'Dell seconded; motion carried.

Mr. Thomas presented Resolution No. 2012-04 Determining the Need for TIF Revenue and Authorizing Notice to be Provided to the St. Joseph County Auditor (Northwest Area Improvement Project). He said that all revenues were needed debt service and construction.

Commissioner O'Dell moved to approve Resolution No. 2012-04. Commissioner Ermeti seconded; motion carried.

Mr. Thomas presented Resolution No. 2012-05 Determining the Need for TIF Revenue and Authorizing Notice to be Provided to the St. Joseph County Auditor (South Side Economic Development Area). He said this resolution was the same as the previous. Commissioner O'Dell moved to approve Resolution No. 2012-05. Commissioner Pingel seconded; motion carried.

PURCHASE AGREEMENT

Mr. Thomas presented a Purchase Agreement for 818 Chestnut Street. He said it was determined it fit the NSP3 guidelines and will use NSP3 funding to purchase and demolish the house. He said the purchase price is \$21,285.00 and the City tried twice to purchase on a short sale using NSP1 funds. Commissioner O'Dell moved to approve the Purchase Agreement for 818 Chestnut Street. Commissioner Pingel seconded; motion carried.

SOS UPDATE

Mr. Thomas presented Summer of Service projects for the Commissioners' consideration:

2428 Normandy: This property is a referral from Code Enforcement. Home needs painting and scraping. The single woman homeowner meets the income guidelines set forth by HUD. Commissioner Pingel moved to accept the property as an SOS project. Commissioner O'Dell seconded; motion carried.

225 Ardennes: This property is a referral from Code Enforcement. Home needs painting and scraping. The single disabled woman meets the income guidelines set forth by HUD. Commissioner Ermeti moved to accept the property as an SOS project. Commissioner O'Dell seconded; motion carried.

724 Somerset: This property is a referral from Code Enforcement. Home needs painting and scraping. The senior couple meets the income guidelines set for by HUD. Commissioner Ermeti moved to accept the property as an SOS project. Commissioner Pingel seconded; motion carried.

The Commissioners asked if some of the houses could be sided. Mr. Thomas said it is much easier to side the homes, but with volunteers that needed skill set just isn't there. Also, the intent is to bring the houses up to code and we've found it's often hard to draw the line where to stop.

SOS STUDENT WEEKEND

Mr. Thomas said the SOS Student Weekend was a big success. He invited the Commissioners to drive by Merrifield Pool and see the mural that was painted on the west wall of the pool which is a mirror image of the new Mishawaka Avenue Bridge. He said an artist offered to sketch the image and assisted the students painting it. In addition to some landscaping, the students scraped and painted the pressbox at Twin Branch Park and shelter and restroom area; painted the interior of the warming pavilion at Wilson Park; painted entrance building at Wilson Park.

Mr. Thomas said this year the students were limited to 4 projects and also made them easier projects. In years past, they have had nearly 300 students and they bit off more than they could chew and some projects didn't get finished.

Mr. Thomas asked for ideas for ways to utilize the students on future projects. They want something they can work on and seem quick results and have pride in.

FIRST TIME HOME BUYER UPDATE

Mr. Thomas said we have three pre-qualified applicants and a fourth looks promising. Horizon Bank has been given approval to start the process later this summer.

Mr. Thomas also said some changes are going to be made with the way we utilize NSP and Home Funds. He said once a plan is approved by IHCD and Home he'll be able to present to everyone.

ANYTHING BROUGHT BEFORE THE COMMISSION

Mr. Thomas provided an update on Squad's property. He said he sent a formal offer to purchase the Squad's building for \$45,045 and offered \$1 apiece for the other 2 lots. He said this was done on Thursday. Mr. Thomas said he talked to Phil Hahn of Hahn Auctioneers and said most likely it will go up for auction thru him.

Next Meeting

The next regularly scheduled meeting will be held Wednesday, July 18, 2012, at 6:30 p.m.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted:

Kari Myers, Administrative Planner

M. Gilbert Eberhart, President

David Thomas, Community Development Director