

REDEVELOPMENT COMMISSION MEETING

August 27, 2012

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, August 27, 2012, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Troiola, Ermeti, Pingel, and Stillson were present. In addition to members of the public, the following were also in attendance: Dave Thomas, Community Development Director; John Gourley, Legal Counsel; Kari Myers, Administrative Planner; and Joe Dits of the South Bend Tribune.

Commissioner Troiola moved to approve the minutes of July 18, 2012, as circulated. Commissioner Ermeti seconded; motion carried.

Mr. Thomas presented Resolution 2012-07 Accepting the Transfer of Real Property from the City to Redevelopment Commission for parcels C & E which is park area. Commissioner O'Dell moved to approve Resolution 2012-07. Commissioner Troiola seconded; motion carried.

Mr. Thomas presented a Real Estate Retention Agreement for Mishawaka River Center Apartments. He said it was a formality to make sure monies are being spent in the best way and the document will be signed by Coleen Olund as well. Commissioner Troiola moved to approve the Real Estate Retention Agreement. Commissioner O'Dell seconded; motion carried.

Mr. Thomas presented Resolution 2012-08, Fixing Salaries for the Staff of the Department for 2013 and 2014. Mr. Thomas said a 2% increase is proposed for 2013 and 1.5% in 2014. There was discussion among the Commissioners as to the exact dollar amount of the increase for the employees. Mr. Thomas indicated it was the same increase as proposed for other city employees. Commissioner O'Dell moved to approve Resolution 2013-08. Commissioner Troiola seconded. Commissioner Pingel asked if the item could be tabled until the September meeting so there could be clarification on some items. The motion to approve and 2nd were withdrawn. The item was tabled until the September meeting.

First Time Homebuyer Applicants

Mr. Thomas presented two First Time Homebuyer Applicants for the Commissioner's review. Applicant #1 is single and a 7th grade teacher at John Young. Mr. Thomas said they have met with Horizon Bank and qualifies for the necessary mortgage. Commissioner O'Dell moved to accept the applicant. Commissioner Pingel seconded; motion carried.

Mr. Thomas presented Applicant #2, a single parent with 2 children and is employed at St. Joseph Medical Center in Plymouth. Credit also verified by bank and qualifies for necessary mortgage. Commissioner Troiola moved to accept the applicant. Commissioner Ermeti seconded; motion carried.

Mr. Thomas also said he has a First Time Homebuyer applicant and is employed by Meijer. However, in order to obtain employment verification, you must go thru Meijer's automated system and there is a \$20 fee. Commissioners advised to proceed and pass cost along to applicant.

Mr. Thomas presented a Subordination Agreement for White. Commissioner O'Dell moved to approve. Commissioner Ermeti seconded; motion carried.

Mr. Thomas presented a Release of Mortgage for Delores VanHove who paid off a \$15,000 loan July 2, 2012.

Mr. Thomas said the estate of Marie Housand is deeding the property to her daughter who lived with and took care of her for 10 years. The new owner understands she is taking on the debt of the deferred mortgage. A Transfer of Ownership by Inheritance has been prepared. No action by the Commission is required.

Mr. Thomas presented a Continuation of Line of Credit for \$400,000 which keeps it open and maintains it. Commission O'Dell moved to approve the Continuation of Line of Credit. Commissioner Troiola seconded; motion carried.

Mr. Thomas said he is meeting with first time home builders on Friday. It is late in the season, but it won't affect the builds. He said IHCDCA recommended we start a third build, 519 W. 6th Street, to spend down money in a quicker fashion. It would be an easier sell as someone could see it during construction. He also said we also have the ability to lease or lease to own if need be. The end requirement for NSP is that the home is occupied by a low to moderate income family... doesn't say "sold it".

Commissioner Ermeti asked if the potential homebuyers get their pick of lots. Mr. Thomas said yes.

SOS Update

Mr. Thomas said the program wrapped up in its entirety on Wednesday. Two projects were completed this weekend and it was the 2nd weekend in a row that they were let down by a volunteer group. He said he and Roger Shields ended up finishing it.

Mr. Thomas said the church did a good job on the site on Normandy Drive. They ended up having to put on vinyl siding. He said Sherwin Williams even came out and said it couldn't be painted again.

Next Meeting

The next regularly scheduled meeting will be held Monday, September 24, 2012.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted:

Kari Myers, Administrative Planner

M. Gilbert Eberhart, President

David Thomas, Community Development Director