

## REDEVELOPMENT COMMISSION MEETING

December 17, 2012

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, December 17, 2012, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Troiola, Ermeti, Pingel, and Stillson were present. Also in attendance: Dave Thomas, Community Development Director; John Gourley, Legal Counsel; and Kari Myers, Administrative Planner.

Commissioner O'Dell moved to approve the minutes of November 26, 2012, as circulated. Commissioner Ermeti seconded; motion carried.

### Sub-recipient Recommendations 2013

Mr. Thomas said he put together a list of recommendations for sub-recipients for 2013. He also said he doesn't have any idea what our allocation will be for this year.

| Sub recipient                                  | 2012 Actual | 2013 Proposed |
|--|-------------|---------------|
| Penn Township Food Pantry                      | \$4,000     | \$5,500       |
| YWCA   | \$7,000     | \$7,000       |
| Homeowner Assistance Office, Inc.              | \$0         | \$8,000       |
| Real Services Older Adult Crime Victim Program | \$5,000     | \$5,000       |
| Real Services Adult Guardianship Program       | \$5,000     | \$5,000       |
| Boys and Girls Clubs After School Programs     | \$26,500    | \$26,500      |

Bruce Greenburg from Family Children's Center was in attendance to answer questions about Boys and Girls Club program. He said the program has been operating at Battell and LaSalle schools for several years. Mr. Greenburg said at one time Emmons had a Boys and Girls Club that was funded thru Stimulus funds and had 120 kids attending per day. However, the school reallocated those funds and it stopped mid-year. He said they are applying for a grant for Emmons, 21<sup>st</sup> Century Learning Center, which is administered through the Indiana Department of Education. Grants are awarded based on economics in the area and Emmons has 84% of students on free or reduced lunches.

Mr. Greenburg said there is a before and after school program in all elementary schools with over 400 kids participating. He said the program costs \$50 per year, per child and no child is turned away due to parent's inability to pay and they offer scholarships to approximately 1/3 of the kids. Comments from parents and educators have been very positive.

Mr. Greenburg said he appreciated the Commission's support of these programs and encouraged continued support.

Commissioner Stillson said the Boys and Girls Clubs are an invaluable asset to School City.

Mr. Thomas said regarding the Housing Assistance Office program funding, \$8,000 will get about one rehab. He said they offer what we don't and we get a lot of calls asking about this and maybe this is something we can continue to build on down the road.

Commissioner Eberhart said the Northern Indiana Food Bank gets a lot of publicity and a lot of other funding. Perhaps this can be one spot where we can cut. And the Penn Township

Food Bank is one place where anyone can go and get food regardless of income. He said the Food Pantry doesn't have the staff or means to check background on all who request aid.

Commissioner Pingel recommended allocating \$1,500 from Penn Township Food Pantry to Boys and Girls Club.

Commissioner Troiola moved to approve 2013 Sub recipient funding with the one change of \$1,500 from Penn Township Food Pantry to Boys and Girls Club. Commissioner O'Dell seconded; motion carried.

### **Mortgage Release**

Mr. Thomas presented Release of Mortgage requests for the following: John and Cheryl Lidecker; Venia Ruth Anderson; Edward Huston, and Delma I. Minglin. He said repayment of rehab loans have been received and requested the Commission's approval. Commissioner Troiola moved to approve the Release of Mortgages as presented. Commissioner Pingel seconded; motion carried.

### **Lien Restriction and 2<sup>nd</sup> Mortgage**

Mr. Thomas said in August there was an audit done in South Bend by HUD. He said as part of the audit, it was found that Mishawaka used both HOME and NSP funds for three (3) First Time Homebuyer houses. As part of NSP requirement, it places resale restrictions on those mortgages which say the homeowner cannot sell to anyone who exceeds 120% AMI. Mr. Thomas said when HUD conducted their audit; they saw our use of NSP and said if used in conjunction with NSP we must use 80% AMI to satisfy HUD requirements. In order for us to fulfill HUD's recommendation, the City will need to have the homeowners sign new resale restrictions.

Commissioner Ermeti moved that Mr. Gourley request a formalized citation of the violation of regulations from HUD for our City Attorney to review and make recommendations for resolution. Mr. O'Dell seconded; motion carried.

### **First Time Homebuyer Update**

Mr. Thomas said construction has begun at 2604 Milburn and 126 W. 10<sup>th</sup> Street. Construction will begin on two more houses very soon and he said he has a lead for another applicant.

### **Anything Else Brought Before the Commission**

Mr. Thomas said the closing on Squad's property may be pushed back. He said the auctioneer called and a lien for real estate taxes was discovered.

Mr. Thomas said per Ken Prince the Downtown Development Agreements expire in January and wants to set up meetings with the developers after January to discuss next steps.

Umbaugh & Associates have moved into 3<sup>rd</sup> floor offices in the Stephens building in Beutter Park.

### **Next Meeting**

The next regularly scheduled meeting will be held Monday, January 28, 2013, at 6:30 p.m.

The meeting was adjourned at 7:11 p.m.

Respectfully submitted:

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Kari Myers, Administrative Planner

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M. Gilbert Eberhart, President

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David Thomas, Community Development Director