

## **REDEVELOPMENT COMMISSION MEETING MINUTES**

March 24, 2014

The Regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 P.M., Monday, March 24, 2014, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Pingel, Ermeti, Stillson and Buraczewski were present. Also present were Attorney Robert Beutter, David Thomas, Ken Prince, Barnes and Thornburg Counsel, Joe Dits, and Marilyn Jones.

### **APPROVAL OF FEBRUARY 2014 MINUTES**

Commissioner O'Dell moved that the minutes from the February 24, 2014 Commission meeting be approved, Commissioner Pingel seconded; motion passed.

### **STATE LAW SUMMARY OF CHANGES (TIF AMENDMENT RESOLUTION UPDATE) REMONSTANCE LETTER FILED AT PLANNING COMMISSION**

The Redevelopment Commission at its last meeting adopted a resolution designating and removing areas from NW and Southside TIF to consolidate districts. Ken Prince updated those that were not at the last meeting. We anticipate a stable revenue stream over the next 20 years. There are two reasons for adding property additions, areas where we want to spend money and areas where we want to capture money. The amendment has not been changed. The Planning Commission and Common Council have reviewed and approved it both unanimously. Mr. Randy Rampola presented a publication from March 6, 2014. It contained the findings and facts for the amendments showing that it is in the best interest of the City to adopt these resolutions. Mr. John Julian also provided brief insight on these resolutions.

Ms. Ruth Fricke, 536 North Cedar and Ms. Linda Kern, 1109 East 4<sup>th</sup> Street wanted to know when the Cedar Street action would take place. Ken Prince said there are no additional improvements expected at this time for Cedar Street. Street improvements may take place with the motor pool demolition. Mr. Dale Breneman, 510 North Cedar (owner of the Ace Hardware in front of motor pool) wanted to know if houses were going to be built on the motor pool site. Ken Prince stated it has not been analyzed and could possibly be residential. There are no plans that have been made that include Mr. Breneman's property. He wanted to know if his property would be rezoned. The City of Mishawaka is not looking to use eminent domain. Mr. Breneman also wanted to know if Cedar Street would be repaved. Long-term water, sewer over 50 years will be brought up to code. The City of Mishawaka is not sure as of yet and are not looking to widen or provide additional lanes, just to improve the condition and usability of the street. Commissioner Pingel motioned to confirm, Commissioner Ermeti seconded to approve Resolution 2014-04.

## **BID OPENING FOR FIRE HOUSE #4 AND OTHER PARCELS**

- Dave Thomas opened Bid #1 – That part of the Northeast Quarter of section 9, Township 37 North, Range 3 East, Penn Township, City of Mishawaka, St. Joseph County, Indiana described as: The South 10 feet of lot #84 of the Plat of “Lowell Heights” recorded in Plat #9, of Page #92 in the records of St. Joseph County, Indiana Recorder’s Office. Containing 0.02 acres more or less. Submitted by RG Trevino.
- Dave Thomas opened Bid #2- Lot 3 Northwest Corner Main/McKinley Subdivision. Submitted by Douglas G. McKibben/Glenbrook Automotive Group.
- Dave Thomas opened Bid #3- Lot 3 Northwest Corner Main/McKinley Subdivision Submitted by Michael R. Leep, Sr. /Ireland Road L.L.C.
- Dave Thomas opened Bid #4- 2319 Lincolnway East-Firehouse. Submitted by Douglas A. Merritt.
- Dave Thomas opened Bid #5- Parcel 1: Lot 4 Main/McKinley Subdivision SW Corner. Submitted by Larry and Freda Scheibelhut.
- Dave Thomas opened Bid #6- Lot #5 Main/McKinley Subdivision SE Corner N Main and McKinley. Submitted by James J. Betz/Betz Dairy Queen, Inc. (DQ Grill & Chill).

The Redevelopment Commission will meet in an executive session to discuss the bids and will be completed by April, 2014.

Mr. Mark Schu, 121 West McKinley, is curious as to why the prices (bids) were not disclosed. Dave Thomas said in the bid packet it indicated that bids will be presented and details will be given subsequently.

## **SETTING AN EXECUTIVE SESSION**

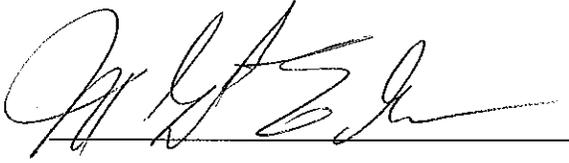
The Redevelopment Commission has set this session for Monday, March 31, 2014 @ 6:30 P.M. in Room 205 of City Hall.

## **ANYTHING ELSE BROUGHT BEFORE THE COMMISSION**

No other business.

Commissioner Buraczewski motioned to adjourn the meeting; Commissioner Pingel seconded; motion carried.

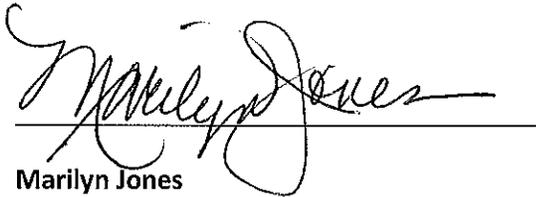
Meeting adjourned at 7:09 P.M.

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**M. Gilbert Eberhart, President**

A handwritten signature in cursive script, appearing to read 'David B. Thomas', written over a horizontal line.

**David B. Thomas**

A handwritten signature in cursive script, appearing to read 'Marilyn Jones', written over a horizontal line.

**Marilyn Jones**