

## **REDEVELOPMENT COMMISSION MINUTES**

Monday, July 28<sup>th</sup>, 2014

The Regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 P.M., Monday, July 28, 2014, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart; O'Dell; Buraczewski, Pingel, Ermeti and Stillson were present. Also present were Attorney Beutter, David Thomas, Ken Prince and Marilyn Jones.

### **APPROVAL OF JUNE 2014 MINUTES**

Commissioner Pingel moved that the minutes from the June 23, 2014 Commission meeting be approved; Commissioner O'Dell seconded; motion passed.

### **DENNIS MURPHY FROM IRONWORKS -- UPDATE**

The proposed new development is located at the 200 block of IronWorks Avenue, diagonally from the existing 112 IronWorks office/restaurant building. The proposed building use is up to 3 retail/commercial oriented business on the first floor where one tenant will be located facing Mill Street and the other two tenants will be facing IronWorks Avenue. The second floor is planned for office and they are working directly with a tenant on how this space will be defined to meet their needs. The third floor is planned to be four apartments (2-one bedroom and 2-two bedroom). The total building square feet is approximately 13,500-15,000 across the three floors. The first floor is designed to add-on going west to Spring Street where the overall building will share the elevator and one set of the stairs. The additional building to the west will include retail/commercial oriented businesses on the first floor and apartment units on the second and third floors. The project is being planned to incorporate a rooftop garden space overlooking the river and Beutter Park for use by the office tenants. The next steps are refining the final design for the first phase and review the overall proposed block development with the City Planning office. Once they are able to reach an agreement and financing is in place, they will prepare a development agreement with the Redevelopment Commission to proceed into construction. Their goal is to have this accomplished in September pending financing and they will proceed into construction the fall of 2014 with tenants occupying the building late 2015. The project cost is estimated between \$1.4 and \$1.65 million dollars at this time.

### **PURCHASE AGREEMENT – STANLEY STREET VACANT REMNANT PARCEL**

Dave Thomas shared information regarding the parcel. It could be sold outright and not do any type of agreement. He has spoken with the Mayor and we can do a right of first refusal. Attorney Beutter has already drafted something for us. The interested party has assured that it would remain greenspace. He did not like the idea of right of refusal. The right of refusal is written where its market driven. Mr. Thomas wanted to know the feeling of the Commission. Ken Prince stated that the concern was he would inflate the value. He also stated that it is easier to put a house on it. At some point it would come back to the City. The interested party also had a concern of an increase in property taxes. These concerns are prior to any closing transactions. There is an agreement with Habitat for the Main Street

underpass. We said we would hire an architect. The question was raised, "how long could he maintain the space?" It has to be sold separately. We have no legal right and no ownership interest other than to maintain. The offer is minimum to the City. The value is getting back on the tax rolls. It is in TIF area. We are not in a rush to make a decision. We could put a house on it. We tried (Z-6) to zone it. Residents said they would prefer greenspace rather than office space. When the appraisal was done at 18,000 we did not state it was a non-buildable lot. Habitat was informed that we wanted it viewable from all sides. There is no time-table involved. We can grant him permission to do a garden with no ownership. We're looking at roughly \$700.00 a year in taxes, realistically less than a \$100.00 a year. He will say that he should be taxed on \$1,250.00. If he wanted to care for it at a higher level we would work with him on that. It was suggested that the item be tabled for 30 days and wait for a plan for a home. Commissioner Pingel moved that the item be tabled; Commissioner O'Dell seconded; motion carried.

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

Ken Prince reported on the acquisition of Monkey Island. Appraisals have been done and should be back in a few weeks. There are three property holders and we have not heard back from them. Footings and grates will be in before developing the land.

Also, we have been contacted by an Architect out of Indianapolis regarding the 100 Center. They are looking at Senior Apartments with commercial below. Both Dennis Murphy and the Barak Group have identified this as a young professional market.

UPDATE - Vistula-Selge "Safe Route to School" – we pay 20%. This is a joint City project with federal funds for sidewalks and curbs.

UPDATE – Barak – a plan of approval was received. They have not provided proof of financing and reported to be working with another bank. They continue to claim they want to start construction the end of August and that they are almost to a construction level plan.

SOS Update – There was vandalism at 306 East Eighth. Graffiti was sprayed on the recently painted garage. The partner Church has returned and re-painted it.

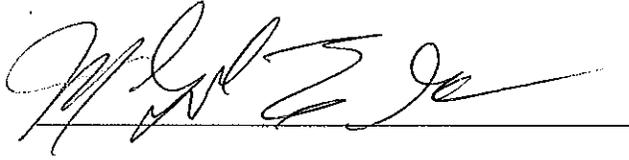
Central Park bids are out. Market has improved.

Bethel College planned enhancements are progressing along Logan.

Cemetery Entrance – There is a development agreement with Layman and Layman. Ken Prince was told to finish Central Park first. We will only do the Liberty side and will wait for the Jefferson side. The City's responsibility (Trust) is at First Source for upkeep. We paid for recent tree removal, they did not have funds.

Commissioner Pingel motioned that the meeting be adjourned and Commissioner Ermeti seconded; motion carried.

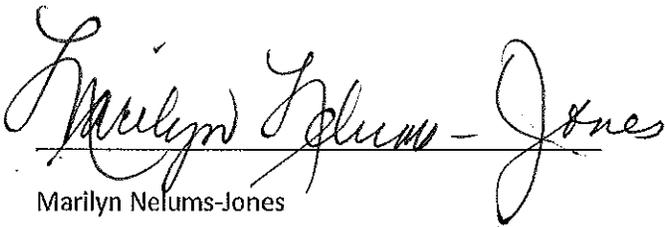
Meeting adjourned at 7:20 P.M.

A handwritten signature in cursive script, appearing to read "M. Gilbert Eberhart", written over a horizontal line.

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 Nelums-Jones", written over a horizontal line.

Marilyn Nelums-Jones