

## REDEVELOPMENT COMMISSION MEETING MINUTES

February 23, 2015

The Regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, February 23, 2015, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Ermeti, Deal and Stillson were present. Also present were Mayor Dave Wood, Ken Prince, Laura Raygoza, Rebecca Miller, Attorney Bob Beutter and Marilyn Nelums-Jones.

### **MAYOR WOOD'S RECOMMENDATION, REQUEST FOR AUTHORIZATION TO RE-ALLOCATE TAX INCREMENT**

Mr. Prince presented Mayor Wood to ask for favorable vote on a proud request for a four way partnership to prepare students of today for the workforce tomorrow. We will fund Project Lead the Way at each school. We have already identified the needs of each. Good job training, core-curriculum, also it complies with TIF. To make sure that expenditures made with TIF complies, we expect pristine audits and we've been assured by Counsel that it does comply. The Mayor is asking formal approval of \$365,000.00 to Mishawaka and the balance to Penn. Not only a great improvement to the school Corporations but for the students as well. The funding broken out, the funding follows the student. The amounts are broken down by elementary schools. There are representatives present from both Mishawaka and Penn-Harris and Mr. Prince opened it up to the public for comments. Terry Barker, Superintendent of School City Mishawaka expressed his appreciation to the Mayor and the Commission for the contribution and expressed accomplishments in the past and they are happy to do even more with this contribution. They are expecting to attract more females into the Engineering program. He also stated that every dime would be put to good use. Commissioner Deal asked Dr. Barker about the Bio-Med program and if there are any restrictions. Dr. Barker stated that what they have received is focused directly to the Bio-Med program. Jim Serznack, 1518 Pinetop Trace, expressed his opposition to the proposal. He wanted to know if this is a one-time contribution. He said that the school corporations should maintain a healthy fiscal distance and keep their pot of money separate from ours. Chris Riley, President of the Board for Penn Harris Madison said thank you to the Mayor, President and Commission members. Touched by the words of the Mayor, if this is approved will be spent in the Project Lead the Way program and STEM. They have been successful and offered statistics. 42% are women enrolled in the Academy. Having them prepared in these areas behooves us all. They intend to expand the programs into the elementary schools as well. The lives of children will be touched and marketed differently because of the decision of the Mayor to offer this contribution. Denise Seager, Assistant Superintendent Penn Harris Madison appreciated the opportunity to work with Ken Prince to define the schools and their needs. It will also feed into Schmucker and this will tap into the children early on in helping them to find futures to be successful. Dan Towner, Executive Director of Curriculum School City Mishawaka also offered his appreciation. They have been able to initiate the program to elementary schools and now they will be able to. They have seen it in action and offered an invitation to visit any and all of the programs. Unfortunately they are very costly to put and keep in place, but very successful. They will begin a program at John C. Young and capture those students at an early age. Kate Voker (citizen) asked if the equipment is going to be used with Bio-Med or Project Lead the Way. They are two

different programs. Gateway and elementary is called LAUNCH. The equipment will be used for both programs. Second question – how is Project Lead the Way currently funded and if you receive this injection of funds this year, how will you continue in future years’. They began with seed money and start up grants and significant local dollars which are progressively tough to come by. In the future they will be able to continue without contribution from the City. Over the next five year period they will be able to have the funds and sustain the programs. Question three – “\$500,000.00 is a lot of money, what City project was diverted because of this?” Tax increment financing (TIF), we identified funding and we are funding it out of half, prioritizing as we go. We have Union Street and Battell Center as a project. We know only half the projects at this point. As Mayor Wood stated we are looking at this as a one-time infusion. Only half will be funded during that period of time anyway. We knew that some project would fall out of that, we just don’t know which one. Commissioner O’Dell stated that in the future the dollars will increase as growth continues north and believes that we will be sustained. We are servicing students that will be a part of our future growth. Also he wanted to thank all that did the gathering of statistics. Public questions and comments were closed.

This is a conceptual approval, then legal Counsel will put together an agreement and it will be brought back to the Commission. Commissioner Ermeti moved that we accept the request for authorization to re-allocate TIF funds for funding “Project Lead the Way;” Commissioner O’Dell seconded; motion approved.

Commissioner Stillson expressed his appreciation for looking at the favor of this contribution to the Mayor and Redevelopment Commission.

#### **AGREEMENT FOR EXCHANGE OF PROPERTY WITH TAPER LOCK CREDIT UNION**

Ken Prince stated that Taper Lock has an interest in the property immediately across from John C. Young Middle School. Legal Counsel for the City and Legal Counsel for Taper Lock have gone thru the agreement. The trade of property on Laurel in future will be an advantage for future projects conducted by the City. Mr. Prince asked for the approval of this agreement. Commissioner Ermeti motioned to accept the exchange of property; Commissioner O’Dell seconded; motion carried.

#### **TRANSFER OF OWNERSHIP BY INHERITANCE**

Ken Prince presented the Transfer of Ownership by Inheritance for 209 Towle Avenue, Mishawka, Indiana. Legal Counsel has reviewed and has been done in the proper manner. Commissioner Deal asked if not approved, does it mean that the property has to be sold? Why is it in the City’s best interest? Ken Prince stated that because it is remaining in the family we seek to allow a transfer. Commissioner Ermeti motioned to accept the Transfer of Ownership by Inheritance; Commissioner Deal seconded; motion approved.

**TRANSFER OF PROPERTY TO HABITAT FOR HUMANITY 803 E. 4<sup>TH</sup>, 401 E. 3<sup>RD</sup>, 502 W. 6<sup>TH</sup>, 914 S. Union**

Ken Prince expressed the desire to transfer these City owned properties to Habitat, with homes to be built within 5 years and if not will be returned to the City. We are in process of redoing the Consortium agreement and will present it to the Commission. Commissioner O'Dell moved that we transfer the properties located at 803 E. 4<sup>th</sup>, 401 E. 3<sup>rd</sup>, 502 W. 6<sup>th</sup> and 914 S. Union to Habitat; Commissioner Ermeti seconded; motion approved.

**UPDATE ON PURCHASE OF 1102 S. UNION STREET – BUILDING AND VACANT PARCEL ADJACENT TO AND DIRECTLY EAST OF 1840 E. 12<sup>TH</sup>**

This is a situation where we negotiated with owners and made an offer contingent upon receiving appraisals that matched the asking price. Appraisals came back lower, prompted owners to say they are not interested. We've asked the Appraisers to work with the Real Estate to review the comps. They were roughly \$20,000 each under the asking price.

**ANYTHING ELSE BROUGHT BEFORE THE COMMISSION**

Capital improvements – Ken Prince will be sending out an email seeking the input of the Commission on specific priorities from the list (roughly 200 of them). It should be sent in the next day or two.

Commissioner O'Dell asked Dr. Barker the location of the lab. Dr. Barker stated it is all at Mishawaka High School. The next school year an existing IT room will be converted at John C. Young Middle School.

Commissioner Ermeti moved that we adjourn the meeting; Commissioner O'Dell seconded; motion carried.