

REDEVELOPMENT COMMISSION MEETING MINUTES

May 18, 2015

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 P.M. Monday, May 18, 2015 in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Pingel, Eberhart, O'Dell, Deal and Stillson were present. Also present were Ken Prince, Attorney Beutter, representatives from both School City of Mishawaka and Penn Harris High Schools and Marilyn Jones.

APPROVAL OF APRIL 27, 2015 MEETING MINUTES

Commissioner O'Dell motioned to approve the minutes from the April 27, 2015 Redevelopment Commission meeting, Commissioner Eberhart seconded; motion carried.

APPROVAL OF CONTRACTS- PROJECT LEAD THE WAY

- School City of Mishawaka - \$365,904.00

Ken Prince presented the contracts for School City of Mishawaka and Penn-Harrison Madison School Corporation.

There were comments from School City of Mishawaka's Terry Barker who highlighted the great show of support from the City of Mishawaka Redevelopment Commission in their gift for the continuance of their specific programs. He also thanked the Redevelopment Commission for helping support the school and its students.

Dr. Denise Steger, Assistant Superintendent- Penn Harris Madison Corporation stated that she is excited about the partnership, expanding down to elementary school. They appreciate the opportunity to extend their programs.

Jeff Emmons, Board President, Penn Harrison Madison Corporation stated that she is greatly enthused by the partnership with the City of Mishawaka in helping with this gift and how much it will help the students.

Jim Cierzniak, 1518 Pinetop Trace, Mishawaka, Indiana continues to be opposed to the gift of funds for this nature. While he understands it is legal to use TIF funds, he is concerned that it will be multi-year expectancy with the schools coming back year after year. He asked if the members of the City of Mishawaka Redevelopment Commission know how much STEM costs per student and how many will be impacted by this program. He asked if the Redevelopment Commission was voting on something that they don't fully understand and that it could be more expense than the Redevelopment Commission realizes. He asked Mr. Prince to tell him how many are going thru the program and how many will be impacted and hoped that the numbers would be given out tonight.

Mr. Prince commented that Mr. Cierzniak asked this same question at a previous meeting and that we went thru it very specifically and it was broken out by percentage. Listings were by High School, Elementary and Middle Schools. They chose where it was more beneficial. The cost varied dependent upon where the school was located. Penn Harris Madison already has it in their middle schools and desire to introduce it to their elementary school. This does not mean that they cannot request it again future years, but that would be left up to the Redevelopment Commission. Mr. Cierzniak stated that he looked forward to getting a copy of the figures.

Dr. Kay Antonelli, Assistant Superintendent- Penn Harris Madison School Corporation stated that several students were involved with the Engineering program. The High School has one of the largest STEM programs. They will implement Bio-Medical Sciences and students will take part in Capstone. classes. Not just a hand full but a great number of students will benefit from these programs over the course of years. It is important to introduce to younger students. Schmucker School has taken Design and Modeling. They want to stimulate younger students. The School Corporation will also be offering it during the summer program. The majority of jobs in Indiana are in the STEM field. Three schools targeted have greater population, i.e. Meadows Edge, Elm Road School and Walt Disney. The focus of the Corporation is not interested in implementing a course that only lasts a semester or a year but a life span to promote success of the students. Partnership allows all of us to work together for the betterment of our youth. An invitation was offered to each of us to visit any and all of the programs. Mr. Prince stated that from talking to Mayor Wood, the Mayor was very impressed with his visit to the High School. Mr. Prince also encouraged Joe Dits, South Bend Tribune Reporter, to attend the meetings highlighting the schools.

Commissioner Stillson stated that Mishawaka is fortunate to share two outstanding school corporations. He said that it will benefit both civil city and the two schools. He looks forward to finding other areas and ways that we can partner as we have with this project.

Commissioner Ermeti motioned to approve the contract with School City of Mishawaka; Commissioner O'Dell seconded; motion carried.

- Penn Harris Madison School Corporation - \$124,334

Commissioner Deal motioned to approve the contract with Penn Harris Madison School Corporation; Commissioner Eberhart seconded; motion carried.

MORTGAGE SETTLEMENT OFFER 1417 EAST 3rd STREET

Ken Prince stated that there is not much information to provide- Hedy Robinson, Foreclosure Prevention Agent with the City of South Bend offered to pay this mortgage off. The offer to settle is less than the payoff. He asked the Redevelopment Commission to authorize Mr. Larry Meteiver, City Attorney to negotiate and accept the settlement offer for this property. Commissioner Eberhart motioned to authorize Larry Meteiver to negotiate with Hedy Robinson, Foreclosure Prevention Agent and accept the settlement offer for this property; Commissioner O'Dell seconded; motion carried.

APPROVAL OF SUMMER OF SERVICE APPLICANTS

Summer of Service applications for 2015 for the following properties were presented for approval:

- 2213 Milburn Avenue
- 1024 Locust Street

Commissioner Ermeti moved to approve 2015 Summer of Service applications; Commissioner Eberhart seconded; motion carried.

BUY SELL AGREEMENT 601 SOUTH RUSSELL STREET

This property is down zoned to R1 for single use of the property. The property originally listed for sale was a nursing home. We have assembled a good deal of CDBG funds- over \$200,000 for slum and blight. This is a prime property to fit for a Habitat or First Time Home buyer home. The rear yard faces the opposite street. It is decaying and we have the federal funds. It's not in any other type of funding district. There is a single family home and the nursing home on the property. It is currently listed at \$115,000.00. We agreed to purchase for \$110,000.00. Commissioner Eberhart motioned to accept the Buy Sell Agreement for 601 South Russell Street; Commissioner Deal seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Ken Prince presented a Release of Mortgage for 514 West 9th Street. Commissioner Eberhart motioned to approve Release of Mortgage for 514 West 9th Street; Commissioner O'Dell seconded; motion carried.

Ken Prince presented a Subordination Agreement for 334 South Wells. At our last meeting, we were informed that the agreement puts us in second place and HUD says our place needs to be third. We are requesting the modification of the Subordination Agreement. The principal is \$32,855.00.

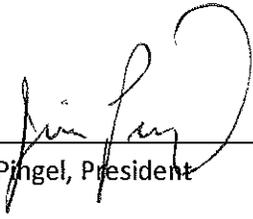
Commissioner O'Dell motioned to accept the modification to the Subordination Agreement for 334 Wells Street; Commissioner Eberhart seconded; motion carried.

Summer of Service is asking the Redevelopment Commission for approval of a mural if the opportunity does arise. Commissioner Eberhart motioned to approve the mural; Commissioner Ermeti seconded; motion carried.

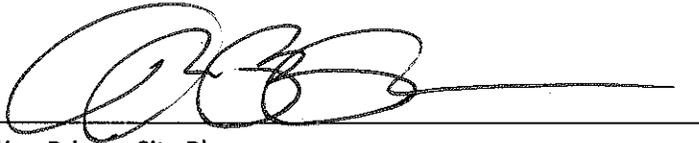
Revenue bonds for TIF -1 million for Battell Community Center project. The balance is paid out of cash. The documents were delivered today to be signed.

President Jim Pingel asked that the Redevelopment Commission meeting start time be changed to 6:00 P.M. Commissioner Eberhart motioned that the Redevelopment Commission meeting start time be changed to 6:00 for the remainder of 2015; Commissioner Ermeti seconded; motion carried.

Commissioner Eberhart motioned to adjourn the meeting; Commissioner O'Dell seconded; meeting adjourned at 6:50P.M.



Jim Pingel, President



Ken Prince, City Planner



Marilyn Nelums-Jones, Clerk