

REDEVELOPMENT COMMISSION MEETING MINUTES

February 27, 2017

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:31 P.M., on Monday, February 27, 2017 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Whitfield-Hyduk and Pemberton were present. Also present were Ken Prince, Attorney Robert Beutter, Rebecca Miller; Joe Dits, Brian Prince, Brandon Bogan, Kate Voelker, Dale Nagel, David Flaherty and Marilyn Nelums-Jones.

APPROVAL OF JANUARY 23, 2017 MEETING MINUTES

Commissioner O'Dell motioned that the minutes from the January 23, 2017 meeting be approved; Commissioner Whitfield-Hyduk seconded; motion carried.

RESOLUTION 2017-04 RESOLUTION TAX ABATEMENT RIVER WALK DEVELOPMENT LLC APPROVING THE DESIGNATION AS AN ECONOMIC REVITALIZATION AND ECONOMIC DEVELOPMENT TARGET AREA- MISHAWAKA AVENUE AND SARAH STREET

Ken Prince presented Resolution 2017-04 for approval – a proposed apartment project on the south side of Mishawaka Avenue and north of the Riverwalk. Last year Redevelopment Commission agreed to support a tax abatement. There is no specific revenue included in this project. Commissioner O'Dell motioned to approve the designation as an economic revitalization and economic target area; Commissioner Whitfield-Hyduk seconded; motion carried.

PROFESSIONAL SERVICES CONTRACT 2017 – CITY CONSULTANTS AND RESEARCH LLC

Ken Prince stated that the City identified the need to have someone versed in HUD guidelines after the elimination of a Department Director. Alicia Vaughn of City Consultants, Indianapolis, Indiana was hired to assist the Department of Redevelopment. Commissioner Whitfield-Hyduk motioned to approve the 2017 Contract for City Consultants and Research, LLC; Commissioner O'Dell seconded; motion carried.

BUY SELL AGREEMENT FOR 523 LINCOLNWAY EAST

Ken Prince presented a Buy Sell Agreement between the City of Mishawaka and Brenna S. Michaelis for property located at 523 Lincolnway East, Tax Parcel #016-1024-0952, Lot 5 Ex 10 Ft N Side Barbees Sub in the amount of \$100,000.00. Ken Prince stated that there will not be a house put back on the property after demolition and that there may still be tanks in the ground since it was a gas station long ago. This is a critical piece of property near the Riverwalk moving forward. Commissioner Whitfield-Hyduk motioned to accept the Buy Sell Agreement for 523 Lincolnway East; Commissioner O'Dell seconded; motion approved.

PROFESSIONAL SERVICES AGREEMENT – SPECIAL ECONOMIC DEVELOPMENT COUNSEL – BARNES & THORNBURG LLP

Ken Prince presented a Professional Services Agreement for Special Economic Development Counsel by Barnes & Thornburg LLP. This Agreement will cover the various economic development and redevelopment issues presented by the Commission. Commissioner O'Dell motioned to approve the Agreement; Commissioner Whitfield-Hyduk seconded; motion carried.

MORTGAGE SUBORDINATION AGREEMENT 1208 E. BORLEY AVENUE

Ken Prince presented a Mortgage Subordination Agreement for 1208 E. Borley Avenue, Mishawaka, Indiana between 1st Source Bank and the City of Mishawaka for approval. This property is owned by Casey Rice and Anna Rice. Commissioner Whitfield Hyduk motioned that the Mortgage Subordination Agreement be approved; Commissioner O'Dell seconded; motion carried.

DEVELOPMENT AGREEMENT – FLAHERTY & COLLINS-MILL AT IRONWORKS PLAZA, FORMER UNIROYAL PROPERTIES, BLOCK BORDERED BYMILL STREET, HILL STREET (EXTENDED), IRONWORKS AVENUE AND FRONT STREET

Flaherty & Collins presented the project – It has been a few years in the making. They began with the logo and the name of the property and shared what we will get with the company along with various awards they have received. There are over 450 employees with projects in 12 states. This proposed project will have first level retail shops with parking. They have worked with our Mayor on this project and stated the typical tenants will be young professionals. They don't exclude children, but they don't typically get children, just younger professionals and millennials. The expected impact in the school system if not 0 will be close to 0. For professionals that want that type of lifestyle, they track by zip code for those that may choose to marry and have children. The majority of the units are 1-2 bedrooms. Amenities are very elaborate. They stated properties of this nature will bring people to our City. They have done over 30 projects at over \$2 billion dollars. They have several projects under construction or recently completed. They also shared their financing sources thru Power Point. The closest project proposed was done in Fishers, Indiana *The Depot at Nickel Plate. They also shared several slides of different projects in different cities.

Brian Prince shared the project vision. It is a first class, mixed use development that will transform the downtown Mishawaka area. A proposed 232 units, 13,200 SF of commercial space, 403 space parking garage, 133 spaces will be dedicated to public parking. There is an estimated \$580,000 annually for property taxes, \$14.6 million over the next 25 years. Over \$75,000 dollars a year in conservative average incomes with over 400 construction jobs with emphasis on hiring local workers and 65-85 retail/restaurant jobs. Developer funds, regional funds and city funds equal a total development cost of \$42,732,255. Mayor Wood took a lead along with Ken Prince in fighting that the money did not leave Mishawaka. A multi-family usage – site plan was presented. The garage parking structure has ease of access. There would be lots of easy access into the Development. There are a lot of balconies to see lovely view. Several views were presented around the Riverwalk. There are a lots of pets, but not children. It has very luxury and high end fixtures. They are still developing what is the right mix of

amenities. There are clubroom and game room spaces, fitness rooms and gathering spaces for social opportunity. There is a "Makers" room – if you're downsizing it has a concrete floor allowing you to do projects – a room of itself with ample space to use as a workshop, paint or build something. There is a private dining/conference room and there are a lot of functions for the residents including a meet and greet area. Guest suites will also be available for rental. Employers are trying to attract young professionals. Commissioner Pemberton stated that it will serve as an excellent anchor development and commended our Mayor for his hard work. There will also be lockers in the "Makers" room. Biking is huge – there is bike storage on the NE corner with an area where you can actually repair your bike. You can hose it off and there are racks for storage. There is also a pet wash available. Flaherty & Collins maintain ownership. There will be 8 or 9 maintenance personnel on site. There will also be 2 restaurant anchor tenants on the North and South corners, possibly "Stacked Pickle" and "Jimmy John's" has expressed interested. Banks are not first on the list. Both corner pieces will have outdoor dining space. They tried to incorporate Martin's but it did not work out with the level of rent they wanted to pay. They have talked to them about a convenience store space.

Ken Prince presented the standard development agreement. He walked thru the time-line, potentially with approval, initiating the TIF process, coordinating the site utilities, final plat, completing building plans and if approval occurs in April and the TIF bond in, we could be closing in June and beginning in August. Surety has been requested at \$100,000.00. If there is a problem we would not take over the property. Investments by all are significant. Ken Prince also shared the proposed surface improvements and underground work. Not a whole lot of maintenance associated with this project. Environmental consideration did a series of boring across the property. There were some higher levels of lead (BAP). We have a proposal from Hartland Environmental. The cost is about \$90,000.00 and right now is with Flaherty for review. There are still some foundations there and they are our responsibility. The Municipal parking structure – one of the advantages is there will be spaces they maintain. There would be 3 hour increments for park parking. All revenue goes to Flaherty and not the City. They will maintain it in pristine condition. There will be an easement over the garage. There will be separate documents recorded between Flaherty and the City regarding the parking.

Commissioner O'Dell motioned that the Development Agreement between Flaherty & Collins – Mill at Ironworks Plaza, former Uniroyal Properties, block bordered by Mill Street, Hill Street (extended), Ironworks Avenue and Front Street be approved; Commissioner Whitfield-Hyduk seconded; motion carried.

CONSENT TO PARTNER WITH SCHOOL CITY OF MISHAWAKA, NEW MISHAWAKA HIGH SCHOOL SIGN

Ken Prince presented the plans for a new Mishawaka High School sign to be done by Burkhart Advertising and the City's desire to partner with School City of Mishawaka on this project. Commissioner Whitfield-Hyduk motioned that consent be given to partner with School City of Mishawaka and the installation of a new Mishawaka High School sign; Commissioner O'Dell seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

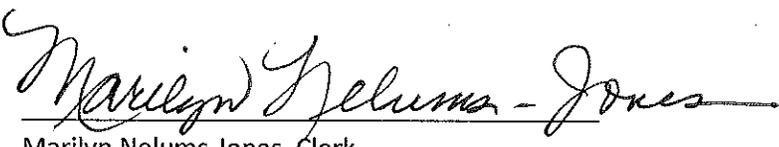
Ken Prince gave an update on the Barak project. Additional information was requested in the fall. Nir has followed thru with the hotel development. We are looking at additional options regarding the café.

The Food Pantry garden is well under construction. There will be a Trivia night on March 12th and they are asking for more participation.

Commissioner Whitfield-Hyduk motioned to adjourn the meeting at 6:48 P.M.; Commissioner O'Dell seconded; motion carried.

Jim Pingel, President 


Ken Prince, City Planner


Marilyn Nelums-Jones, Clerk