

REDEVELOPMENT COMMISSION MEETING MINUTES

June 26, 2017

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:33 P.M. on Monday, June 26, 2017 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Eberhart, Whitfield-Hyduk and Pemberton were present. Also present were Mayor Dave Wood, Ken Prince, Rebecca Miller, Attorney Robert Beutter, Laura Virmontes, Marilyn Nelums-Jones David Diroll and Linda Rogers.

APPROVAL OF MAY 22nd AND JUNE 5TH, 2017 MEETING MINUTES.

Commissioner O'Dell motioned that the meeting minutes from the May 22, 2017 meeting be approved. Commissioner Eberhart seconded; motion carried.

Commissioner Eberhart motioned that the meeting minutes from the June 5 2017 meeting be approved. Commissioner O'Dell seconded; motion carried.

TAX ABATEMENT REQUEST – PERSNAL PROPERTY (MACHINERY) JAMIL PACKAGING CORPORATION, 1420 INDUSTRIAL DRIVE

Jamil Packaging has had significant growth over the years with Mishawaka. They have an opportunity to buy a digital printer and while these are new waters they have a chance to print foam signs print on materials in addition to corrugated. They will have branch out capabilities. They do not know how many people they will employ as of yet. They may have two companies and they would need another building. The thermal plastics building is full, and they will need to expand. They would build a room around it to control the humidity. They are very excited. It is a great opportunity to do more business and grow. There are 120 employees currently. They started with 50. They have more blue and white collar works. The beginning wage is \$10-\$12 for average labor and machine operators can go up to \$18-\$20. Overhead will take care of a lot of what they currently have. Commissioner Whitfield-Hyduk motioned to approve the Tax Abatement Request; Commissioner Eberhart seconded; motion carried.

SUMMER OF SERVICE – SCOPE OF WORK FOR 609 MIDDLEBORO AVENUE, 912 REDDICK STREET AND 1511 EAST THIRD STREET.

Marilyn Nelums-Jones presented three (3) properties that are all referrals from the City of Mishawaka Code Enforcement Department. All of the property owners met the criteria required by the United States Department of Housing and Urban Development, qualifying them to be participants in the Summer of Service program. Commissioner Eberhart motioned to approve the Redevelopment Department's request to partner with local Churches to do the scope of work provided on each of the properties, Commissioner O'Dell seconded; motion carried.

MEMORANDUM OF UNDERSTANDING FOR FAIRVIEW CEMETERY CONCERNING STREETScape IMPROVEMENTS TO JEFFERSN BOULEVARD AND LIBERTY DRIVE INCLUDING THE CEMETERY DEDICATING AN EASEMENT.

MEMORANDUM OF UNDERSTANDING FOR ST. JOSEPH CATHOLIC CEMETERY CONCERNING STREETScape IMPROVEMENTS TO JEFFERSON BOULEVARD AND LIBERTY DRIVE, INCLUDING THE CEMETERY DEDICATING AN EASEMENT.

Ken Prince presented a Memorandum of Understand between Fairview Cemetery and the City of Mishawaka. This agreement will replace the agreement from 2014. We have modified the scope of the project since that time. The cost of doing that intersection was extreme. We removed trees. There was no paving or widening sidewalk in that area. From a cost perspective we had to leave it as is, and replacing the fencing was the biggest issue. They Mayor said if we replace one side, then replace it all. We are working with the bank and the St. Joseph Catholic Cemetery in this regard. We have received an agreement back from Fairview, but we are waiting for St. Joseph Catholic Cemetery. We are not looking for any movement on the South side. We anticipate that will take place this fall. We have to shut down the street to do the concrete work. We are replacing the columns on the Fairview side. The access at Liberty and Jefferson will become a four (4) way and not five (5) way intersection. We negotiated five (5) foot fence on both sides of the street. In the removal of the fence there will be grace there. There is a landscape plan. 5-600 feet from Jefferson will be the new entrance. Ken Prince asked for the approval, hoping there will be no changes after receiving signed documents from St. Joseph Cemetery. We would like to pour the concrete before school start. Commissioner Whitfield-Hyduck motioned to approve both Memorandum Of Understanding; Commissioner O'Dell seconded; motion carried

BUY AND SELL AGREEMENT FOR THE PURCHASE OF PROPERTY LOCATED AT 407 E. MISHAWAKA AVENUE (ADJACENT TO THE FORMER STARBOARD MARINA)

We approached the property owner to buy this property. It needed a roof. Because they were willing to take appraised value for the property, we used assessed valuation of the property. The appraisal could bring reconsideration. There are two conditions, appraisal and approval by the Common Council and the property against central property will be cleaned up to be presentable. It's a steep hill and the Mayor desires it to be corrected. Commissioner Eberhart motioned to approve the Buy/Sell Agreement for the purchase of property at 407 East Mishawaka Avenue; Commissioner O'Dell seconded;

5:45 ADVERTISED TIME TO RECEIVE ALL BIDS ONCERNING RESOLUTION 2017-06 RESOLUTION OF THE CITY OF MISHAWAKA REDEVELOPMENT COMMISSION REGARDING THE DISPOSITION OF PROPERTY (LEASE OF THE WELLFIELD PORTION OF THE JUDAY CREEK GOLF COURSE)

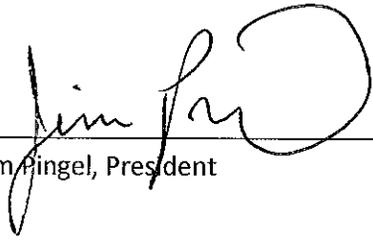
We advertised for bid for Juday Creek Golf Course. We received one bid and no others. We discussed the purchase in the Buy/Sell Development Agreement that there are provisions in it regarding the lease amount and how it would be paid and/or increased. Advertising has been accomplished. Linda L. Rogers has submitted a bid. In the agreement, the appraised value of the lease was identified as \$20,930.00. The bid submitted under item number six (6) identifies the exact language in the lease spelling out how it will be paid. We are requesting signatures on the lease, effective date will be the closing date. We have not closed. The Rogers will sign at closing. As we purchase the property the lease will be in place. Linda Rogers stated she is looking forward to working with the City of Mishawaka.

Commissioner O'Dell motioned to approve Resolution 2017-06; Commissioner Hyduk-Whitfield seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Laura Virmontes shared the CDBG project allocations and noted a reduction from last year. Some of the project amounts had to be reduced because of a 15% cap. Commissioner Eberhart moved to accept the United States Department of Housing and Urban Development project allocations; Commissioner Whitfield-Hyduck seconded; motion carried.

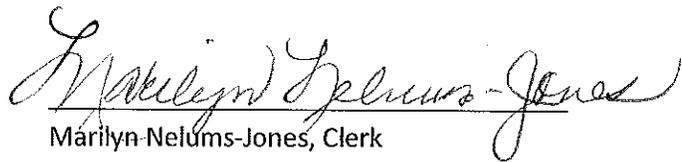
Commissioner Eberhart motioned to adjourn the meeting at 6:08 P.M.; Commissioner Whitfield-Hyduck seconded; motion carried.



Jim Pingel, President



Ken Prince, City Planner



Marilyn-Nelums-Jones, Clerk