

REDEVELOPMENT COMMISSION MEETING MINUTES

July 24, 2017

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:36 P.M. on Monday, July 24, 2017 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Eberhart, Ermeti and Pemberton were present. Also present were Mayor Dave Wood, Ken Prince, Jim Williams, John Julian, Andy Place, Sr., Attorney Robert Be utter and Marilyn Nelums-Jones.

APPROVAL OF JUNE 26th, 2017 MEETING MINUTES

Commissioner O'Dell motioned that the meeting minutes from the June 26th, 2017 meeting be approved; Commissioner Eberhart seconded; motion carried.

MEMORANDUM OF UNDERSTANDING WITH HABITAT FOR HUMANITY OF ST. JOSEPH COUNTY CONCERNING THE PROPOSED CARTER WORK BUILD LOCATED NORTHWEST OF THE INTERSECTION OF JEFFERSON BOULEVARD AND BYRKIT AVENUE/FIR ROAD AND THE TEMPORARY USE OF COMMISSION-OWNED PROPERTY

Ken Prince introduced Mr. Jim Williams of Habitat for Humanity of St. Joseph County. Mr. Williams gave the following brief overview of the proposed Carter Work Build- There is a \$300,000.00 commitment, \$100,000.00 of that being water. They are in desperate need of storage space. We were going to tear down the structure on the property but it meets Habitat's needs. Mr. Williams thanked the Redevelopment Commission for their support in this event. They are building 20 houses in a one-week time period. There will be several celebrity guests in attendance. Habitat cherishes their partnership with the City of Mishawaka and it is an honor that we were selected forth is project. This will bring the grand total to 73 homes built in the City of Mishawaka and all those homeowners pay taxes. The mortgages are held by Habitat and reinvested. Mr. Andy Place, Sr. of Place Builders is overseeing the project. Commissioner Ermeti motioned to approve the Memorandum of Understanding; Commissioner Eberhart seconded; motion carried.

BUY AND SELL AGREEMENT FOR THE PURCHASE OF PROPERTY LOCATED AT 209 NORTH CEDAR STREET

Edgewater and surrounding neighbors met, the house was appraised, and the Center for Hospice purchased it for \$245,000 which included salvage rights. The Commission has the ability and right by law to pay the above asking price after two appraisals. The Fair Market Value before salvage rights is \$150,000.00. There will be demolition of the structure, extension of the Riverwalk and widening of the bridge. Engineers will review. Additional parking for the Center for Hospice will be negotiated with us. The temporary construction that was built back on Madison Street will be removed. Hospice will include that as part of their campus. Commission Eberhart motioned to approve the Buy and Sell Agreement for the purchase of property located at 209 North Cedar Street; Commissioner Ermeti seconded; motion carried.

RELEASE OF MORTGAGE- 922 BURDETIE STREET

Ken Prince presented a Release of Mortgage for property located at 922 Burdette Street. The City of Mishawaka Department of Redevelopment Rehabilitation loan for this property has been paid in full.

Commissioner Eberhart motioned to approve the Release of Mortgage; Commissioner O'Dell seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

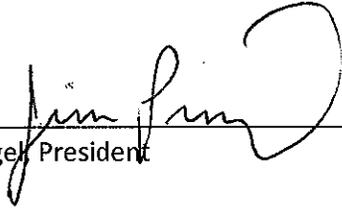
BUY AND SELL AGREEMENT FOR THE PURCHASE OF PROPERTY LOCATED AT 917 NORTH MAIN STREET

Ken Prince stated that we have offered \$15,000 to purchase the property at 917 North Main Street and remove the blight. We do not want code issues any longer. It will have to appraise for this amount. Essentially it is not habitable and we need to remove it. We will order 2 appraisals and try to get this closed if approved by the Commission. Commissioner Eberhart motioned to approve the Buy and Sell Agreement; Commissioner O'Dell seconded; motion carried.

RESOLUTION PLEDGING TAX INCREMENT

The Commission established an economic development area known as the Northwest Area Improvement Project and designated such economic develop area as an allocation area within the City of Mishawaka for the purpose of capturing all real property tax proceeds in the Area allocated and deposited in the Allocation Fund created pursuant to the tax increment act. Mr. John Julian of Umbaugh was present. A portion of the debt will be refunded and we will continue the pledge thru 2038. The 3.3 million dollar pledge is a maximum pledge and the City of Mishawaka can reduce that at any time. That money is buying down the sewer bills of the citizens. If the revenues from the monthly sewer bills are sufficient the replace the 3.3 million dollars we can reduce that at any time. It offers flexibility. There is about 13 million dollars of new money for the control plan for the future. We have eliminated 90 percent of overflows into the river. The debt for the original expansion will run thru 2027. The reduction will not be considered until then. Mayor Wood says we will go with data and a plan. Commissioner O'Dell motioned to accept the Resolution; Commissioner Ermeti seconded; motion carried.

Commissioner Eberhart motioned that the meeting be adjourned; Commissioner Ermeti seconded; meeting adjourned at 5:58P.M.



Jim Pingel, President



Ken Prince, City Planner



Marilyn Nelums-Jones, Clerk