

## **REDEVELOPMENT COMMISSION MEETING MINUTES**

**October 23, 2017**

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:40P.M. on Monday, October 23, 2017-in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners O'Dell, Ermeti, Whitfield-Hyduk and Pemberton were present. Also present were Ken Prince, Attorney Robert Beutter and Marilyn Nelums-Jones.

### **APPROVAL OF THE SEPTEMBER 25<sup>th</sup>, 2017 MEETING MINUTES**

Commissioner Whitfield-Hyduk motioned that the meeting minutes from the September 25th 2017 meeting be approved; Commissioner Ermeti seconded; motion carried.

### **MEMORANDUM OF UNDERSTANDING BETWEEN THE REDEVELOPMENT COMMISSION AND NICKOLIVIA LLC CONCERNING THE REDEVELOPMENT OF 122 NORTH HILL STREET {FORMER CARNEGIE LIBRARY}**

The owners of Corndance Tavern and Evil Czech Brewery purchased the Carnegie Library. In 1999, in a comprehensive redevelopment (during Attorney Robert Beutter's tenure as Mayor) we wanted to include architecturally significant buildings - this is one of those left in Mishawaka. There is a lot of merit to partner with them. We have acquired a number of residential homes and demolished them adjacent to the Carnegie. This will be a restaurant and banquet facility. There will be development on both sides with parking tucked in between. It is zoned C3 City Commercial. The City thru TIF funds will build the adjacent parking. George Pesek, 70959 Bachelor Drive, Niles, Michigan 49120 stated there will be two concept levels and the upstairs will be brought back to the Carnegie era. The banquet facility has 2 rooms and the main (ballroom) will be called "Library" with the entrance from Hill Street. The downstairs will be a Latin American grill called 'Jesus with entrance from the East Side Elevation. They will share the same building. There will also be an outdoor canopy seating area built. The parking lot is a key element. They will build retaining walls including stairs that will connect the upstairs. They ask that the City would help with the development of the parking lot. The seating capacity is about 110 - upstairs, 150. There could be more than one event at one time. Upstairs is approximately 4,200 sq. ft., 8,300 total. There are two kitchens, one down and one up. With on-street parking, there are over 100 spaces. We have purchased the property adjacent to Speedway gas station. There will be a directional sign next to there. Single bay parking in this area would add roughly 30 more spaces for parking. The City is anxious for their opening. The hope to be in full swing November 1" with a late March, early April opening. They have worked with the Historic Preservation Division and met the requirements for this project. The parking lot is estimated to cost between \$100-200,000.00. We do not have plans to mark it public parking at this time.

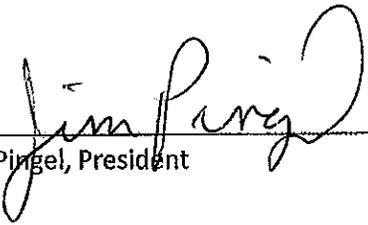
Commissioner Ermeti motioned to approve the Memorandum of Understanding between the Redevelopment Commission and Nickolivia LLC concerning the redevelopment of 122 North Hill Street (former Carnegie Library); Commissioner Whitfield-Hyduk seconded; motion carried.

### **ANYTHING ELSE BROUGHT BEFORE THE COMMISSION**

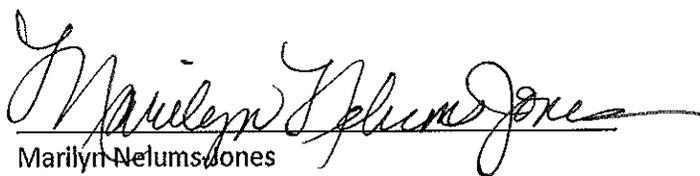
There was no other business brought before the Commission.

Commissioner Whitfield-Hyduk motioned to adjourn the meeting; Commissioner Ermeti seconded; motion carried.

Meeting adjourned at 5:55P.M.

  
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Jim Pingel, President

  
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Ken Prince, City Planner

  
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Marilyn Nelums Jones