

REDEVELOPMENT COMMISSION MEETING MINUTES

December 11, 2017

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:30P.M. on Monday, December 11, 2017 in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Ermeti, Whitfield-Hyduk and Pemberton were present. Also present were Kate Voelker, Ken Prince, Attorney Robert Beutter, Laura Viramontes and Marilyn Nelums-Jones.

APPROVAL OF THE OCTOBER 23, 2017 MEETING MINUTES

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

DBUY SELL AGREEMENT WITH AJP PROPERTIES, LLP, PURCHASING PROPERTY ONCE ADDRESSED AS 1605, 1613, AND 1621 EAST JEFFERSON BOULEVARD, SUPERSEDING AND REPLACING OBLIGATIONS AND COMMITMENTS OF THE COMMISSION MADE AS PART OF A BUY SELL AGREEMENT DATED NOVEMBER 21, 2014

Ken Prince presented the Buy Sell Agreement. Property located at 1605, 1613 and 1621 Jefferson Boulevard. A number of years ago we purchased a sliver of property (shown on map in green) from Mr. Dunfee to provide a walkway thru the Riverwalk. We have been successful with contacting the Hospital to purchase their piece. From a financing standpoint, we cannot extend in the near future. The value of river frontage property is comparable to properties at around \$250,000.00, if it appraises at that. To buy it at this time is an advantage. Logically it gives us more room to work if we buy it and hold onto it until we have the funds to extend the Riverwalk. The funding source is consolidated TIF district. There will be a meeting to go over what we have committed from a cash flow perspective. It is included in the cash flow analysis.

Commissioner Ermeti motioned that the Buy Sell Agreement be approved; Commissioner O'Dell seconded; motion carried.

STAFF REQUEST TO ADVERTISE FOR THE DISPOSAL (REQUEST FOR PROPOSALS) OF 4 CITY PROPERTIES LOCATED DOWNTOWN. PROPOSALS TO BE DUE January 22, 2018

Ken Prince presented the staff request to dispose of four properties, one associated with the former Carnegie Library - set requirements for the Developer. Mr. Prince presented a spreadsheet prepared by Roger Shields, Construction Manager that gave appraisal comparisons. Proposals are to be due by January 22, 2018. The small parking lot is not available for sale. Parcel 2, the area (lot) behind Knights of Columbus can be reconfigured with a small development piece and still have adequate parking. Parcel 3 is the piece along Spring Street opposite Carnegie Library and Parcel 4 is adjacent to Carnegie Library. Mr. Prince asked that it go out for bids and when received they will be presented at the next Redevelopment Commission meeting. The parking will be of valuable use to Speedway, Pizza Hut and Carnegie Library.

Commissioner Whitfield-Hyduk motioned to accept the request for disposal of said properties; Commissioner Ermeti seconded; motion carried.

RESOLUTION CONCERNING THE PLEDGE OF TAX INCREMENT, SEWAGE BONDS

The bonds are set to go to sale on December 12, 2017. A number (Resolution number 2017-09) has been added. No motion was necessary and was so noted for the record.

APPROVAL OF MEETING CALENDAR FOR 2018

Commissioner Whitfield-Hyduk motioned to accept the meeting dates and calendar for 2018; Commissioner O'Dell seconded; motion carried.

ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Laura Viramontes presented the CDBG Allocations for 2018. They were put out for public comment. No objections or comments were received. These are projected amounts. Rollover calculations can change depending on program income received. The final action plan is ready to be, submitted after approval from HUD.

Commissioner O'Dell motioned to accept the CDBG allocations as presented; Commissioner Ermeti seconded; motion carried.

Commissioner O'Dell motioned to adjourn the meeting; Commissioner Whitfield-Hyduk seconded; motion carried.

Meeting adjourned at 6:08P.M.