

REDEVELOPMENT COMMISSION MEETING MINUTES

Monday, May 21, 2018

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:30PM on Monday, May 21, 2018 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Pingel, Kintner, Ermeti and Pemberton were present. Also present were Ken Prince, Attorney Robert Beutter, Todd Veldman, Brian McMorrow and Marilyn Nelums-Jones.

APPROVAL OF APRIL 23, 2018 MEETING MINUTES

Commissioner Ermeti motioned to approve the minutes from the April 23, 2018 meeting; Commissioner Kintner seconded; motion carried.

RELEASE OF MORTGAGE FOR 2803 NORMANDY DRIVE

Ken Prince presented a Release of Mortgage for property located at 2803 Normandy Drive, Mishawaka, Indiana. The Rehabilitation loan has been paid in full and the lien has been released. Commissioner Kintner motioned to accept the Release of Mortgage; Commissioner Ermeti seconded; motion carried.

SATISFACTION OF PROMISSORY NOTE AND RELEASE OF LIEN (MANUFACTURED HOME)

Ken Prince presented a Satisfaction of Promissory Note and Release of Lien (manufactured home) for property located at 815 Douglas Road, Lot 202, Mishawaka, Indiana. The Rehabilitation loan has been paid in full and the lien has been released. Commissioner Ermeti motioned to accept the Satisfaction of Promissory Note and Release of Lien; Commissioner Kintner seconded; motion carried.

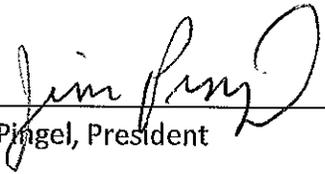
DEVELOPMENT AGREEMENT- KLT PROPERTIES CONCERNING THE POTENTIAL REALIGNMENT OF ELMWOOD AVENUE AND EXTENSION OF MEIJER DRIVE

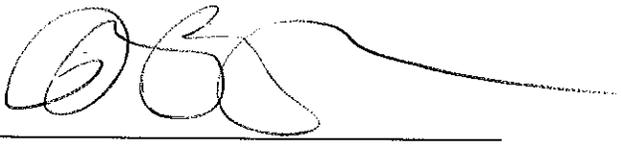
Ken Prince presented a Development Agreement between KLT Properties and the City of Mishawaka Redevelopment Commission. The City of Mishawaka plans to extend and improve Meijer Drive and improve Bremen Highway north of the US 20 Bypass. This Agreement has been modified and Mr. Prince provided an overall map. Mr. Todd Veldman of Abonmarche expressed his commitment to get it done and get it done early. KLT has already purchased properties to provide access and they will donate that area of property to the City of Mishawaka to allow access to occur. Long term, Elmwood would have access to the signal and not ability to cut thru. The access road will be enhanced and noted road put in to provide access. The exhibits were modified and inserted into the documents showing how it will be developed both ways. The more people and property that has access the better it will be. The estimated Engineering cost is \$450,000 (TIF) \$300,000 for construction of the road. Mr. Brian McMorrow of Abonmarche Consultants, South Bend, Indiana stated that it is a complex development and that they will turn it around as soon as possible. He understands the City's commitment is capped at \$300,000. Having a fully functional intersection is going to be a winning situation for everyone. Mr. McMorrow stated it the project will create jobs, i.e. Manager and Maintenance Crew. We will gain roughly \$60,000 in tax revenue in the first phase. The project has been trying to develop for a very long time. We will also pay for the design of the project and any change orders on top of that. Commissioner Kintner motioned

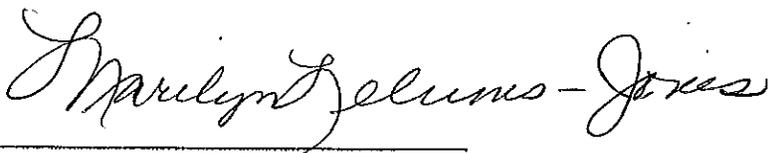
to approve the Development Agreement between the City of Mishawaka and KLT Properties;
Commissioner Ermeti seconded; motion carried.

There was no further business.

Commissioner Ermeti motioned to adjourn the meeting; Commissioner Kintner seconded; meeting
adjourned at 5:56PM.


Jim Pingel, President


Ken Prince, City Planner


Marilyn Nelums-Jones, Clerk