

REDEVELOPMENT COMMISSION MEETING MINUTES

Monday, July 23, 2018

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:33 P.M. on Monday, July 23, 2018 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Pingel, O'Dell, Kintner, Ermeti, Whitfield-Hyduk and Pemberton were present Also present were Ken Prince, Attorney Robert Beutter, and Laura Viramontes were present.

APPROVAL OF THE June 25, 2018 MEETING MINUTES

Commissioner O'Dell motioned to approve the minutes from the June 25, 2018 meeting; Commissioner Whitfield-Hyduk seconded; Motioned carried.

Release of Mortgage, 1026 Lincolnway East

Ken Prince presented to the board a Release of Mortgage for 1026 Lincolnway East, Property was part of the First Time Homebuyer Program in 2010. Homeowner decided to sell and has paid off the second mortgage as part of the lien restriction.

Commissioner Ermeti motioned to approve the Release of Mortgage for 1026 Lincolnway East; Commissioner O'Dell Seconded: Motion carried.

Summer of Service Scope of Work 209 West Colfax

Ken prince presented the summer of Service Program Application for 209 West Colfax, a property referral from the Department of Code Enforcement. The property requires Scraping of loose paint on siding, front porch exterior and interior, soffit and fascia on house, as well as priming and painting. Homeowner elderly single woman meets income guidelines. Commissioner Pemberton inquired about safe work lead practices and how the department dealt with asbestos if found. Ken Prince and Laura Viramontes explained that when the initial inspection completed by Roger Shields determines if additional testing for asbestos is required and the homeowner is given a lead safe brochure. The church that the City Partners with, is knowledgeable and waivers are signed to make sure they are aware of safe work practices. Laura Viramontes informed the board that each property can only be assisted if criteria is met and the funding cap per property is limited to \$5,000 of CDBG funds.

Commissioner Ermeti motioned to approve the Summer of Service scope of work application: Commissioner Whitfield-Hyduk seconded; Motion carried.

Resolution 2018-06

Ken Prince presented to the board Resolution 2018-06 allowing the Redevelopment Commission to transfer 115 E. Donaldson Ave. to the School City of Mishawaka. School city of Mishawaka Building Trades program plans to build a one-story home by the alley meeting setbacks appropriate for the lot. Once the property is transferred School City will be responsible for maintenance. Ken explained that Provisions in law authorize the property to be conveyed because no Federal funds were utilized to purchase and demolish original structure. TIF funds were used. Commissioner Kris Ermeti,

Redevelopment Secretary, noted that she is a School City Employee. Commissioner O'Dell motioned to approve Resolution 2018-06: Commissioner Ermeti Seconded; Motion carried.

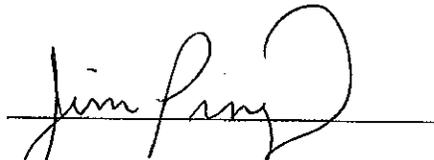
Anything Else

Ken Prince informed the board about property located on E. Dragoon Trail that was condemned and torn down 10 years ago. Property has been thru tax sale procedure. Owner paid and obtained title. Property went back up on Tax Sale list in 2017. Roger Shields, Construction Manager for the Department of Community Development with the City of Mishawaka bid on it himself after several failed attempts to work with the Legal Department and Commissioners office. The City of Mishawaka owns property to the North as part of retention basin. Dragoon Trail over time will have 4.9 acres of buildable lots. The property acquired by Roger Shields is assessed at under \$20,000. Ken Prince notified asked the board to authorize the Redevelopment Commission to make a transaction between the Redevelopment Department and Roger Shields. The Legal Department has been working with the Department and has been notified it will not be a conflict of interest. Commissioner O'Dell questioned if using a City Employed Attorney is conflict of interest? Ken informed the Board that outside Legal counsel and has not received response,

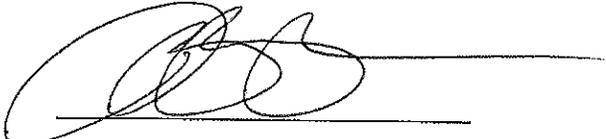
Commissioner Ermeti made a motion to proceed to pursue legal avenue regarding property and once price has been established will be presented to the Redevelopment Commission; Commissioner O'Dell Seconded Motion Carried.

Commissioner O'Dell motioned to adjourn the meeting; Commissioner Whitfield-Hyduk seconded; Motion Carried.

Meeting adjourned at 6:02 P.M.



Jim Pingel, President



Ken Prince, City Planner



Marilyn Nelums-Jones, Clerk