

REDEVELOPMENT COMMISSION MEETING MINUTES

August 19, 2019

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 5:30 P.M., Monday, August 19, 2019 in Room 205, City Hall, 600 Third Street, Mishawaka, Indiana. Commissioners Gary O'Dell, Kris Ermeti, Lindsey Kintner, Janet Whitfield-Hyduk and Pemberton were present. Also present were, Ken Prince, Attorney Beutter and Marilyn Nelums-Jones. Absent was Commissioner Jim Pingel.

APPROVAL OF MAY 20 AND JULY 8 MEETING MINUTES

Commissioner Whitfield-Hyduk motioned to approve minutes from the May 20, 2019 Redevelopment Commission meeting; Commissioner Ermeti seconded; motion carried.

Commissioner Ermeti motioned to approve minutes from the July 8, 2019 Redevelopment Commission meeting; Commissioner Whitfield-Hyduk seconded; motion carried.

RESOLUTION 2019-05 – RESOLUTION OF THE CITY OF MISHAWAKA REDEVELOPMENT COMMISSION APPROVING THE TERMINATION OF THE URBAN RENEWAL PLAN, ST JOSEPH HOSPITAL PROJECT, IND R-42, MISHAWAKA, INDIAN

Ken Prince stated that the 1960's plan has limited restrictions. The owner has the building up for auction and wants to terminate the urban renewal plan. It is continually regulated by the design review ordinance. Commissioner Whitfield-Hyduk motioned to approve the termination of the urban renewal plan; Commissioner Ermeti seconded; motion carried.

RESOLUTION 2019-06 – RESOLUTION OF THE CITY OF MISHAWAKA REDEVELOPMENT COMMISSION APPROVING AN AMENDMENT OF THE CONFIRMING RESOLUTION AND ECONOMIC DEVELOPMENT PLAN OF THE CONSOLIDATED AREA IMPROVEMENT PROJECT (PURCHASE OF 100 LINCOLNWAY WEST, LIBERTY MUTUAL BUILDING)

Ken Prince stated that as part of the last meeting when the plan was presented, we have since conducted three public meetings and all were met with fairly good response. The Common Council asked that the building be marketed and an effort will be made. The building will be added to the acquisition list. If a large business would come in and acquire it, it would mean jobs. We will be hiring an architect and working forward on the remodel plans. We look to acquire in March 2020. Commissioner Ermeti motioned to approve the amendment resolution; Commissioner Hyduk-Whitfield seconded; motion carried.

RESOLUTION 2019-07 – RESOLUTION OF THE CITY OF MISHAWAKA REDEVELOPMENT COMMISSION APPROVING THE AUTHORIZATION TO PURCHASE 100 LINCOLNWAY WEST, LIBERTY MUTUAL BUILDING

Ken Prince asked for the approval to acquire the Liberty Mutual property at a purchase price of \$2,350,000.00 and authorization allowing the Mayor to execute the purchase agreement. Commissioner Whitfield-Hyduk motioned to approve the resolution; Commissioner Ermeti seconded; motion carried.

DEVELOPMENT AGREEMENT WITH MURPHY RICE L.L.P. FOR THE DEVELOPMENT OF A TWO-STORY OFFICE BUILDING LOCATED AT THE SOUTHWEST CORNER OF SPRING STREET AND FRONT STREET

Ken Prince presented a Development Agreement with Murphy Rice L.L.P. for the development of a two-story office building located at the Southwest corner of Spring Street and Front Street. Commissioner Ermeti motioned to approve the development agreement; Commissioner Kintner seconded; motion carried.

RELEASE OF MORTGAGE, 316 EAST GROVE STREET, MISHAWAKA, INDIANA

Ken Prince presented a release of mortgage for 316 East Grove Street, Mishawaka, Indiana. This Department of Community Development first time home buyer forgivable loan has been paid in full. Commissioner Whitfield-Hyduk motioned to approve the release of mortgage; Commissioner Ermeti seconded; motion carried.

RELEASE OF MORTGAGE, 1333 EAST BORLEY AVENUE, MISHAWAKA, INDIANA

Ken Prince presented a release of mortgage for 1333 East Barley Avenue, Mishawaka, Indiana. This Department of Community Development first time homebuyer forgivable loan has been paid in full. Commissioner Ermeti motioned to approve the release of mortgage; Commissioner Kintner seconded; motion carried.

BUY SELL AGREEMENT – 122 EAST BROADWAY STREET, MISHAWAKA, INDIANA

Ken Prince presented a Buy/Sell agreement for property located at 122 East Broadway Street, Mishawaka, Indiana. Commissioner Whitfield-Hyduk motioned to approve the Buy/Sell agreement; Commissioner Ermeti seconded; motion carried.

2019 CDBG SUB-RECIPIENT CONTRACTS FOR SIGNATURE

Ken Prince presented the 2019 CDBG Sub-recipient contracts for signature by the Redevelopment Commission President and Secretary.

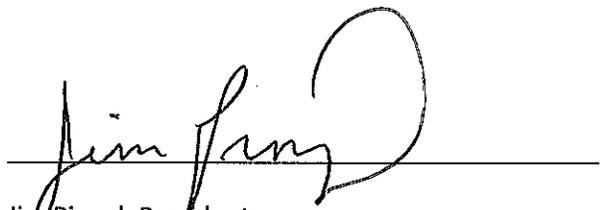
ANYTHING ELSE BROUGHT BEFORE THE COMMISSION

Ken Prince presented a contract between the City of Mishawaka Department of Redevelopment and Fair Housing Center of Central Indiana for approval to conduct fair housing trainings as set forth by Department of Housing and Urban Development guidelines. Commissioner Kintner motioned to approve the contract; Commissioner Whitfield-Hyduk seconded; motion carried.

Ken Prince presented a City of Mishawaka Summer of Service application for 1834 Peace Rose Lane, Mishawaka, Indiana for repairs to a garage door. Commissioner Hyduk motioned to accept the application; Commissioner Ermeti seconded; motion carried.

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

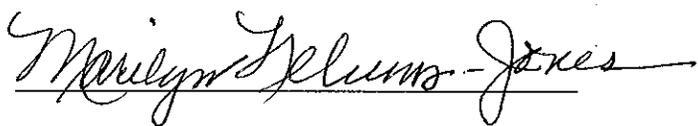
Meeting adjourned at 6:07 P.M.



Jim Pingel, President



Ken Prince, City Planner



Marilyn Nelums-Jones, Clerk