

Department of Community Development

The City of Mishawaka’s Department of Community Development works to create vibrant neighborhoods and communities through revitalization and redevelopment efforts. At the core of this mission is the goal of providing every resident of our community access to a decent, safe, suitable and affordable living environment. The Department works to achieve this goal by:

- Rehabilitating and maintaining the City’s affordable housing;
- Investing in neighborhood public improvements such as streets, curbs, sidewalks;
- Seeking opportunities to partner with local organizations to leverage resources to create homeownership opportunities for low-moderate income families;
- Reduce blight and clear unsafe structures.
- Assist individuals and families with support through public services.

Staff

The Department of Community Development staff facilitates and manages redevelopment and revitalization programs. They work with City officials and other City departments to implement the development activities approved by the Mayor, Common Council, and Redevelopment Commission. Community Development is currently staffed by three full-time employees.

Roger Shields has served as the Construction Manager for the department since 1997 and has played a vital role in the department’s programs such as spot blight demolition, Summer of Service, and Student Weekend. Roger also assists Code Enforcement with Weights and Measures activities as needed.

Marilyn Nelums, Program Coordinator, has been in her position since August of 2011, and handles coordination of the Summer of Service program, monitors sub-recipients, serves as a clerk to the Redevelopment Commission, and many other filing and bookkeeping tasks throughout the department.

Laura Viramontes, Grant Manager, has been in her position since May of 2012 has handled the Neighborhood Stabilization Program (NSP) grants, Community Development Block Grant (CDBG) and HOME grants.

Redevelopment Commission

The Redevelopment Commission serves as the governing body for the Department of Community Development. The Commission is made up of five voting members and one non-voting member who are each appointed to a one-year term by the Mayor and Common Council.

2017 Mishawaka Redevelopment Commission Members	
Jim Pingel	President
Gary O’Dell	Vice President
Kris Ermeti	Secretary
Dr. Gilbert Eberhart	Member
William Pemberton	Member
Janet Whitfield Hyduk	Member
Robert Beutter	Attorney

Honoring the Service of Dr. M. Gilbert Eberhart

At the end of 2017, Dr. Eberhart was struck with a sudden inability to continue to serve on the City's Redevelopment Commission in a full capacity. This section of the annual report has been assembled to honor and recognize his service to the City. Dr. Eberhart was past President and member of the City of Mishawaka Redevelopment Commission for over 34 years from 1983 to 2017. He was appointed by three different mayors. During his tenure, Dr. Eberhart was part of the leadership team that drove investment in the north side of the City including the Edison Lakes Corporate Park, the Main Street Bridge construction over the Indiana Toll Road, the acquisition and demolition of the former Uniroyal properties, the construction of the Main Street Underpass under the Canadian National Railroad, the construction of the Riverwalk, and many other projects.

A 1953 Graduate of Mishawaka High School, Gib married his high school sweetheart Barbara on June 8, 1956 and are the parents of three children, Kathryn Payne of Fishers, Indiana, Laurel Coppens and Brian Eberhart both of Mishawaka.

Dr. Eberhart started private practice of Dentistry in 1960 and retired in 2014. He is past President and Member of the Mishawaka, St. Joseph County and North Central Dental Societies. From 1960 to 1977 he provided charity dental care to the Children's Dispensary of St. Joseph County. He served on the Mishawaka Dental Society Fluoridation Committee resulting in the addition of fluoride to the City of Mishawaka's water supply in 1963 which resulted in a 60% drop in cavities of children. He was appointed to the State Board of Dental Examiners in 1977 serving for 9 years.

From 1979 to 2008 he served as an outside Director of Mishawaka Federal Savings then later Mutual Bank. In 1986 he was named Sagamore of the Wabash for service to the State of Indiana and in 1988 he was inducted into the International College of Dentists.

Dr. Eberhart served 8 years as a member of the Mishawaka Housing Authority. He was highly involved in the development of Battell School Apartments and played a significant role in public housing in maintaining housing for families in Barbie Creek Apartments and for the elderly and handicapped at Riverview 500 during this time.

Mishawaka is truly a better place because of his service and dedication to the City!

Community Development Block Grant (CDBG)

The City of Mishawaka Department of Community Development's programs, staff and administrative costs are funded by grants from the U.S. Department of Housing and Urban Development (HUD). The Community Development Department is the administrator of the grants and uses the funds to operate programs targeted at specific Mishawaka neighborhoods.

As a CDBG entitlement community, the City of Mishawaka receives annual grants from HUD to provide decent housing, a suitable living environment and expanded economic opportunities for low to moderate income residents. In 2017 we were granted \$462,542 to focus on those directives, and we responded with the following programs: Spot Blight Elimination; Summer of Service; Owner-Occupied Home Rehabilitation; Public Infrastructure Improvements; and Public Service Agency funding.

A portion of CDBG funding was utilized for Public Infrastructure to continue with curb, sidewalk, drive approaches, and ADA ramp replacement. Four income eligible homeowners were assisted with the owner-occupied repair program. The City continues to support and provide funding for public service organizations to help sustain a suitable living environment for Mishawaka residents. New opportunities for low to moderate income housing construction continues through our partnership with Habitat for Humanity in the Jimmy Carter Build Project.

The Community Development Department helps fund public agencies that provide services to Mishawaka residents. The following organizations were allocated a total of \$70,689 in CDBG funds in program year 2017:

YWCA Domestic Violence Program	\$10,000
REAL Services Adult Guardianship Program	\$12,000
United Way Kindergarten Readiness Program	\$6,000
Boys and Girls Club	\$30,280
Mishawaka Food Pantry	\$20,000

Home Investment Partnership (HOME)

HUD provides Home Investment Partnership (HOME) grants to local governments specifically to create affordable housing. The City of Mishawaka participates in the St. Joseph County Housing Consortium along with the City of South Bend and the unincorporated areas of St. Joseph County. The St. Joseph County Housing Consortium receives the allocation of HOME funding, and the City of South Bend is responsible for the administration of the HOME funds and funded projects. The City of Mishawaka utilizes HOME funds to partner with Habitat for Humanity to assist qualified families acquire homes through the First-Time Homebuyer Program.

In 2017, Habitat was awarded funding from the Consortium for the construction of two properties to be built in the City of Mishawaka and be sold to an income eligible homebuyer. These will be completed soon. The new homes provide affordable housing for low to moderate income families, replace blighted structures with new construction, increase neighborhood homeownership rates, stabilize the community and increase the City’s tax base.



848 East 4th St
First-Time Homebuyer property

After several attempts to sell two vacant Self-Sufficient properties that were purchased and rehabbed with CDBG and NSP funds, the City of Mishawaka along with the Redevelopment Commission decided to donate these two properties to Habitat for Humanity to be sold to two



313 W 8th St.



718 W 7th St.

income eligible Homebuyers. In the summer of 2017 these properties were sold and are occupied by eligible first-time homebuyer families.

Student Weekend

The Summer of Service Student Weekend encourages youth volunteers to connect with the community, beautify the city, and touch the lives of Mishawaka residents. On June 19 and 20, 2017, students gathered at Bethel College along with supervisors and then went into the community to clean, rake and re-mulch.



Summer of Service Program

The 2017 Summer of Service project was a success. The City of Mishawaka Redevelopment Department partnered with volunteers from Epic Church to perform scraping, painting, replacement of siding and light repairs to eligible properties in the City of Mishawaka. The properties addressed were: 1511 E. Third St., 912 Reddick St., 609 S. Middleboro and 637 Studebaker.



912 Reddick St. (before)



912 Reddick St. (after)