

## **REDEVELOPMENT COMMISSION MEETING**

**October 24, 2011**

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, October 24, 2011, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners O'Dell, Troiola, Mammolenti, Gebo, and Stiller were present. Commissioner Eberhart was absent. Also in attendance: Ken Prince, City Planner, John Gourley, Legal Counsel; Kari Myers Administrative Planner

Commissioner Troiola moved to approve the minutes of the September 26, 2011, meeting. Commissioner Gebo seconded; motion carried.

Commissioner O'Dell said on behalf of the entire Redevelopment Commission, he wanted to thank Lory Timmer for her dedication and hard work as Director of Community Development and wished her the best in her future endeavors.

Mr. Prince provided the following updates to the Commissioners:

### **TIF UPDATES**

Edison Road and Grape Intersection Improvements Project was awarded to Niblock Excavating. The contractor is currently relocating the traffic signal at the Edison / Grape intersection. Right of Way acquisition is complete.

### Church-Union Street, LWE to Dragoon Trail

Soils, survey work, environmental report and preliminary plans are 100% complete. The final plans are 81% complete. ROW plans/engineering are 50% complete. Consultant is First Group Engineering, Indianapolis.

### Main Street Widening to Four Lanes, ELPW to Day Road

DLZ is currently under contract for a storm sewer evaluation (92% complete); storm sewer extension on Catalpa (10% complete); southbound right turn lane onto Catalpa (30% complete);

design of Main (Edison/ELPS to Day) (35% complete); traffic system evaluation (100% complete).

#### Conceptual Design for Bremen Highway

The drainage study for storm sewer route and discharge - 93% complete, conceptual improvement plan for existing lane configurations - 100% complete, conceptual corridor aesthetic enhancements (may include vegetation, walkways, hardscapes, planters, lighting, etc) - 70% complete, geotechnical investigation - 100% complete and the area master plan - 100% complete.

#### Church/Main Connector

Rieth-Riley has completed the northbound lanes and has removed the pavement from the southbound lanes from Lincolnway to the bridge. New storm sewer along Church is nearly complete. The new portion of the Police Station parking lot is ongoing. Construction of the new Police memorial should begin within the next few weeks, as should asphalt paving of the lot itself. Reconstruction of Main Street, between Church and First, is expected to begin around the beginning of October. This work will include installation of new water main, sanitary sewer, and storm sewer. All construction in the corridor is expected to be completed and open to traffic on or about November 18. Mr. Prince said the project is behind schedule due to the strike and recent inclement weather.

#### Douglas Rd Medical Park, Ph II - Construction

John Boettcher Sewer & Excavation Company (Contractor). Bridge installation complete. Sanitary sewer and storm sewer installation complete. Watermain installation in progress. Mainline concrete pavement scheduled for early to mid-October.

Edgewater Drive Improvements - Construction. Niblock Excavating. Curb, sidewalk, drive approaches complete on Edgewater Drive. Base and binder bituminous pavement to be placed

on Saturday 9/27/11 and trees located within the treelawn are expected to be planted mid-November.

Fir Road Expansion, Ph I (between Toll Rd bridge and Cleveland Road). Reconstruction of approximately .38 miles of Fir Road. Drainage design 100% and construction plans 91% complete. ROW plans are 55% complete, estimates 91% complete, and INDOT stage submissions 78% complete.

#### Disposition of Vacant Parcel East of 122 North West Street

The Department has an unbuildable vacant lot east of 122 North West Street that we are requesting permission to advertise for sale. This is a remnant parcel that remains after selling the vacant parcel north of 420 Lincolnway West. Disposal of the parcel will allow us to “shore up” the west boundary of the Mishawaka River Center Apartments site (see aerial map included in packet). The parcel appraised for \$5,000. The Department has been in contact with the owners of 122 North West Street, and they are interested in purchasing the property.

If approved for disposition, the lots will be advertised for sale. Bids will be received at the November 28, 2011 Redevelopment Commission meeting. The Commission will have the opportunity to accept or reject any bids. Commissioner Gebo moved to advertise the unbuildable lot for sale with bids to be received November 28, 2011. Commissioner Mammolenti seconded; motion carried.

#### **NEIGHBORHOOD PROGRAMS**

##### Mishawaka River Center Apartments

At the request of the project architect, Kil Architecture and Planning, bid receipt was extended from October 4 to October 18. The architect felt that extra time would allow the general contractors and their subs to submit better numbers in their bids. The following bids for rehabilitation of the old school into 32 senior citizen apartments were received at the October 18 meeting of the Board of Public Works and Safety:

<u>Contractor</u>	<u>Base Bid</u>
Ziolkowski Construction	\$7,317,000
Majority Builders	\$7,480,000
Gibson-Lewis Construction	\$7,650,000
Casteel Construction	\$7,670,000

Our budget for this project, including all of our funding sources, is \$7,300,000. Staff is working with Kil Architecture and Planning to see where there can be some cost savings. A meeting with Ziolkowski Construction, the apparent low bidder is also in the works.

#### Neighborhood Stabilization Program 1 (NSP1)

As part of property acquisition for the NSP1 program, we acquired two unbuildable lots - 513 S. Taylor and 802 W. Seventh - and replatted them into one buildable lot. This left one small remnant parcel behind 808 W. Seventh Street (see aerial map included in packet). Per NSP guidelines, we are allowed to donate any vacant parcels to adjacent property owners that are low-moderate income, or that rent to low-moderate income tenants. The requirements to obtain appraisals, advertise the property for disposition, and receive bids are waived. The tenant at 808 W. Seventh Street is low-income, so the 36' x 39' remnant is being donated to the property owner. This extends the lot north to the alley, and makes it consistent with other parcels in the neighborhood. The property owner has signed the replat, and the Commission's signatures are required to adopt the plat. Commissioner Gebo moved to approve as presented and to authorize Redevelopment Commission officers to sign the plat. Commissioner Mammolenti seconded; motion carried.

Mr. Prince presented information on an applicant interested in the self-sufficiency house located at 313 West 8<sup>th</sup> Street. Commissioner Troiola moved to approve the applicant as presented. Commissioner Mammolenti seconded; motion carried.

#### Neighborhood Stabilization Program 3 (NSP3)

We have a contract with the Indiana Housing and Community Development Authority to acquire

and demolish 13 blighted structures, and replace them with new construction single-family homes. To date, we have appraised seven (7) properties. Two properties, 611 E. Broadway and 410 W. 9<sup>th</sup> have been acquired. Environmental inspections are underway, to be followed by demolition in December. Both properties will be the site of First Time Homebuyer houses.

On October 3<sup>rd</sup>, a representative from the Indiana Housing and Community Development Authority was on site for our biannual NSP monitoring visit. The visit focused on our procedures for income-qualifying clients. All necessary information was in our files, and we passed the inspection with no findings.

### **CDBG PROGRAM YEAR 2011 SUBRECIPIENTS**

Recommendations for public service funding were presented at the September 28<sup>th</sup> meeting. There was discussion about removing the \$2,000 in funding allocated to Stone Soup Community and adding it to the \$4,000 allocated to the Penn Township Food Pantry. Stone Soup Community no longer has locations in Mishawaka, and operates solely from their South Main Street office in South Bend. This makes it very unlikely that they will service Mishawaka citizens. A vote is required to make the change in funding. As mentioned at the September meeting, funding the Penn Township Food Pantry will be contingent upon them receiving 501(c) 3 status as a non-profit. Their application is currently being reviewed by the IRS, and if everything is in order they anticipate being confirmed by the end of 2011. Commissioner Mammolenti moved to approve as presented. Commissioner Troiola seconded; motion carried.

### **FIRST TIME HOMEBUYER PROGRAM**

On September 29<sup>th</sup> we closed on the property at 510 W. 10<sup>th</sup> Street. That is our fourth and final homebuyer house this year. We have a fifth lot available for this year's program at 519 West Sixth Street. Program coordinator Dave Thomas has a qualified family that is interested in the site, but construction likely wouldn't begin until early next spring.

### **ANYTHING BROUGHT BEFORE THE COMMISSION**

The fourth Monday in December is the 26<sup>th</sup>, so a new date and time for the December meeting should be decided. Commissioner Gebo moved to change December's meeting to December 19,

2011. Commissioner Troiola seconded; motion carried. The media will be informed of the change.

**NEXT MEETING**

The next regular meeting of the Redevelopment Commission will be Monday, November 28, 2011 at 6:30 p.m. in room 205.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted:

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Kari Myers, Administrative Planner

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M. Gilbert Eberhart, President

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Kenneth B. Prince, City Planner