

REDEVELOPMENT COMMISSION MEETING

February 27, 2012

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, February 27, 2012, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners O'Dell, Troiola, Ermeti, Pingel, and Stillson were present. Commissioner Eberhart was absent. In addition to members of the public, the following were also in attendance: Ken Prince, City Planner; John Gourley, Legal Counsel; Kari Myers, Administrative Planner; and Joe Dits of the South Bend Tribune.

Commissioner Troiola moved to approve the minutes of the January 23, 2012 meeting. Commissioner Ermeti seconded; motion carried.

TIF UPDATES

Mr. Prince provided the following TIF Updates:

Edison Road Improvements – East Bound Right Turn Lane at Grape Road

Niblock Excavating completed installation of curbing, base asphalt pavement and relocation of the traffic signal at the intersection just as paving season ended. Work remaining to be completed this spring is the roto-milling of asphalt surface and resurfacing of Edison Road through the project limits and installation of new pavement markings. Project should be completed by June weather permitting.

Church-Union Traffic Signal Modernization , LWE to Dragoon Trail

ROW acquisition has been completed and Final plans are 95% complete. Project will consist of reconstruction of the intersection of Twelfth and Union and closing of Thirteenth Street at Union and the replacement of all traffic signal equipment such as poles, controllers and including battery backup for each intersection. This project is estimated to cost \$1.3 million dollars with 80% provided by the Federal Highway. Consultant, First Group Engineering, Indianapolis, is preparing final specifications for submittal of tracings to INDOT March 1, 2012 which will allow the project to be bid in July of this year. Construction will most likely begin late this year depending on equipment delivery times.

Main Street Widening to Four Lanes, Edison Lakes Parkway

Project will include reconstruction of entire road to widen to include a center left turn lane, when this project is completed the entire N. Main St. corridor from SR 23 on the north to Lincolnway on the south will have two travel lanes with a center turn lane at a minimum. DLZ is working on ROW acquisition with 2 parcels remaining to be acquired. Lawson Fisher Associates is finalizing plans with bid opening scheduled for April with goal of completing project by November.

Church/Main Connector

Rieth-Riley has completed construction of all concrete pavement on Church Street, the strike delayed completion of the asphalt pavement and that work will be completed on the Police Station parking lot. First Street east of Church and Main Street south of Church St. beginning this May. Installation of the Police Memorial and reinstallation of the Immigrants Statute was completed late last year both will be dedicated this spring as soon as landscaping has been completed and weather permits.

Douglas Rd Medical Park, Phase II - Construction

John Boettcher Sewer & Excavation Company has completed installation of the bridge and utilities under the creek as well as the mainline concrete pavement between Creek Point and Fir Road. Work to be completed this spring includes bridge railings, concrete sidewalk and landscaping; project should be completed by June.

Edgewater Drive Improvements

Niblock Excavating completed the project late last year.

Conceptual Design for Bremen Highway

Our department met recently with Abonmarche Consultants to review the drainage study for storm sewer route and discharge volumes that is complete, final plans for roadway improvement with existing lane configurations are 85% complete, signal plans and corridor aesthetic enhancements including vegetation, walkways, planters, lighting, are 80% complete. Plans and Specifications should be ready to bid project in late June with construction beginning in August.

Church/Main between Lincolnway and Norfolk and Southern Railroad

The Church - Main Improvement project will continue the 5-Lane section recently completed as a part of the Main Street Corridor Project south from Lincoln Way to the Penn-Central Railroad underpass at Fourth Street. The pavement section will include four through lanes and one center left turn lane. Survey work is currently being completed to enable the design to be finalized. Project should be ready for construction in Spring of 2013.

Third Street Improvements - Cedar St. to East of Merrifield

First Group Engineering is preparing final plans for this reconstruction project. Project will include removal of existing asphalt pavement, curbs and sidewalks and all existing trees. As part of the reconstruction a new storm sewer will be installed and all new curb, sidewalk and street pavement. The existing parking lot at City Hall will also be upgraded as part of the project which is scheduled to be bid in June of this year.

First Street Improvements – Main to West Streets

This project will install storm sewer and reconstruct First Street, portions of West Street and Hill Street improvements will include new curbs, sidewalks and pavement as part of the Mishawaka River Center Apartment Project, scheduled to be bid in May of this year.

NEIGHBORHOOD PROGRAMS

The handicap accessible ramp at 313 Ward Court is complete. Commissioners were provided photos.

PROSPECT DRIVE PURCHASE AGREEMENTS

Mr. Prince discussed the purchase agreements for 1004 and 1008 Prospect Drive. Mr. Prince also discussed the Riverwalk section along Prospect Drive and long term expansion plans. Mr. Prince said as properties become available, the City makes contact with the seller. 1002 Prospect has been purchased. 1004 Prospect would like us to re-look at the comps and 1008 has agreed to sell at appraised value. Mr. Prince asked Mr. Gourley if the Commission can authorize approval for the purchase agreement for up to \$140,000. Mr. Gourley said yes, put in a Resolution.

Commissioner Stillson asked if 1002 Prospect is still intended to be used for parking. Mr. Prince said yes it impacted the entrance to the park and it was essential to get that. Mr. Prince said 1004 and 1008 would be used as an extension of the park. The lots are not deep enough to do anything else with.

Commissioner Troiola asked how much more than the appraisal price would the City offer? Mr. Prince said the City would offer the appraised value and would not offer more without bringing back before the Commission.

Commissioner Troiola moved to offer the seller of 1004 Prospect up to a maximum of \$140,000. Commissioner Pingel seconded; motion carried.

MISHAWAKA RIVER CENTER APARTMENTS

Mr. Prince said construction is proceeding and the schedule is being maintained. He said the tailor shop next door has been removed and the alley between has been vacated to create additional green space. He also said that part of Value Engineering of the project the boiler house located at the northwest corner of the building will be removed instead of renovated. A new storage shed will be built. The idea was to put dollars where they were most needed. A series of walks and sitting areas will be created where people can get out and sit in a fenced in area. Mr. Prince said the north side of the building will become the main entrance. The building will have 32 apartments and 37 parking spaces.

DOWNTOWN REDEVELOPMENT AREA

Mr. Prince said discussion needs to take place on downtown redevelopment area. Can be handled in Executive Session or have two members meet as a committee. He said it's worth having executive sessions with the developers.

Mr. Prince said there are several steps that can be taken. Step #1, meet with the developers and assess where they area; Step #2, meet with people who haven't been involved and see where they see potential and problems; Step #3, should a consultant be brought in (Ken passed out information from DCI), is this the type of input they want to see? They have experience with this type of project; Step #4, public programming; Step #5, discussion of second phase of Beutter Park.

Mr. Prince asked the Commissioners if they wanted to do this at a committee level or executive level. He said his feel was a developer would speak at a different level during an executive sessions vs. a public meeting.

The Commissioners decided they wanted to do at executive session. Ken suggested they would need to block out an afternoon. He said they could work via email to get set up.

HOSPICE CAMPUS UPDATE

Mr. Prince said the Moose Lodge and several houses have been removed and Hospice is looking to break ground this summer. He also said rezoning and street vacations need to take place.

Mr. Prince also indicated that Hospice is asked the Commission to consider selling the former Rosenstein property. He said Hospice wants to protect the entry into their campus. Mr. Prince said the City likes the idea and all would come before the Commission for your approval and it would have to be put out for public bid.

OTHER UPDATES

Mr. Prince said Habitat for Humanity is looking to construct a new Restore similar to the one in South Bend and are looking at property in NWTIF area, but can't divulge property yet. There was also some discussion of remnant lots located along Main Street and difficulty in building single family homes due to size of lots. It's in very early stages of development.

ANYTHING BROUGHT BEFORE COMMISSION

David Vollrath, member of Historic Preservation Commission, asked a question regarding an earlier comment. He asked what the length of agreement with downtown developers is. Mr.

Prince said it depends on the developer. He said the agreement with Prime Development is in perpetuity because the land was sold to them.

Mr. Prince said they are still interviewing for Lory's position. They have interviewed five people and have ruled out a few. The position of Economic Development may be combined with Director and would require rewriting the job description, an amendment to salary ordinance and approval by Common Council.

NEXT MEETING

The next regular meeting of the Redevelopment Commission will be Monday, March 26, 2012, at 6:30 p.m. in Room 205.

The meeting was adjourned at 7:23 p.m.

Respectfully submitted:

Kari Myers, Administrative Planner

Gary O'Dell, Vice President

Kenneth B. Prince, City Planner