

## REDEVELOPMENT COMMISSION MEETING

April 23, 2012

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, April 23, 2012, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Troiola, Ermeti, Pingel, and Stillson were present. In addition to members of the public, the following were also in attendance: Dave Thomas, Community Development Director; Ken Prince, City Planner; John Gourley, Legal Counsel; Kari Myers, Administrative Planner; and Joe Dits of the South Bend Tribune.

Commissioner O'Dell moved to approve the minutes of the March 26, 2012 meeting with the addition of, "Mr. Thomas indicated there were six applicants for the program." This to be added under "First Time Homebuyer Program" updates.

### **Housing Assistance Office Rehab Program**

Mr. Thomas said Laura Wagley met recently with Mayor Wood about the Housing Assistance Office Rehab Program. He said they are asking Mishawaka to be a sub-grantee and will help facilitate rehabs in Mishawaka. The number and dollar amount is unknown. Mr. Thomas said the work cannot exceed \$10,000 per unit and would mainly consist of siding, weatherization, and address code issues. He said the information contained in the packets was something to look over and be aware of.

Commissioner Eberhart said we used to have this type of program in the past, but got away from it.

Commissioner O'Dell said the lead based paint is the primary reason we got out of it. Mr. Thomas said per HUD guidelines if the repairs are less than \$5,000 then we don't need to worry about lead-based paint rules. The program would be completely hands-off for the City except for the approval process.

### **Summer of Service**

Mr. Thomas said the applicant from 824 E. Lawrence is a single parent caring for an elderly parent and one 10 year old daughter. Mr. Thomas said the work will consist mainly of scraping paint and landscaping.

Commissioner Eberhart asked about lead paint on the outside of the home. Mr. Thomas said the workers must watch a lead-based paint safety video and a video on ladder safety.

Commissioner O'Dell moved to approve the applicant. Commissioner Troiola recused himself from voting as the applicant was a family member. Commissioner Pingel seconded; motion carried.

### **Habitat for Humanity**

Mr. Thomas presented five (5) separate Memorandums of Understanding to deed properties to Habitat for Humanity. They are: 511 W. 6<sup>th</sup> Street, 514 Grand Blvd., 203 W. 11<sup>th</sup> Street, 231 E. 9<sup>th</sup> Street, and 126 E. 13<sup>th</sup> Street. He also said our subsidy for Habitat is \$40,000 for single story home and \$60,000 for a two-story home. Commissioner O'Dell moved to approve the five MOU's with Habitat for Humanity as presented. Commissioner Ermeti seconded; motion carried.

**Miscellaneous**

Mr. Thomas indicated John Boettcher Sewer & Excavating will be awarded the demolition of 513 E. Battell in the amount of \$8,285 at tomorrow's Board of Works meeting.

Mr. Prince indicated he would be contacting the Commissioners to schedule a meeting with the developers regarding the disposal of properties.

Mr. Prince also said he would expect a Memorandum of Understanding with Habitat for Humanity to be presented next month regarding their proposal for a Habitat Re-Store to be built in the NWTIF area which would establish their commercial presence in the northwest area.

Mr. Prince said the Council denied the request to rezone the property at Jefferson and Stanley. He said the request was for an office zoning with the intent to put the property out for bid over a period of time. The property has an R-1 Single Family Residential zoning.

Mr. Prince also discussed disposal of the residual properties leftover from the Main Street widening. He said there are over 25 properties that could be disposed of over a period of time. He said the properties need to be surveyed, replatted, transfer of ownership to the Redevelopment Commission from the Board of Works and then be put out for bids. That process may hit late summer.

Mr. Prince said anyone wanting a tour of the Mishawaka River Center Apartments should contact him or Dave Thomas. Commissioner Eberhart said it's amazing what has been done so far.

**Next Meeting**

The next regular meeting of the Redevelopment Commission will be determined as Monday, May 28 is Memorial Day.

The meeting was adjourned at 6:56 p.m.

Respectfully submitted:

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Kari Myers, Administrative Planner

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M. Gilbert Eberhart, President

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David Thomas, Community Development Director