

## REDEVELOPMENT COMMISSION MEETING

November 26, 2012

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, November 26, 2012, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Troiola, Ermeti, Pingel, and Stillson were present. Also in attendance: Dave Thomas, Community Development Director; John Gourley, Legal Counsel; and Kari Myers, Administrative Planner.

Commissioner Troiola moved to approve the minutes of October 22, 2012, as circulated. Commissioner Pingel seconded; motion carried.

### Review 2013 Sub Grantee Applicants

Mr. Thomas presented the sub-grantee applicants for 2013. He said the normal procedure is to review and discuss tonight and vote next month.

Mr. Thomas said in 2013 we funded 6 applicants and we have 8 applicants this year.

APPLICANT	2012 FUNDING	2013 REQUESTS
Center for the Homeless (Residential air quality repairs and improvements)	\$0	\$15,000
Dismas House of South Bend (Rehab Dismas House kitchen)	\$0	\$15,000
Boys and Girls Club	\$26,500	\$50,000
REAL Services (Older Adult Crime Victim)	\$5,000	\$6,000
REAL Services (Adult Guardianship Services)	\$5,000	\$8,000
Family and Children's Center (individual and family counseling)	\$9,500	\$25,000
YWCA (domestic violence residential services)	\$7,000	\$15,000
Housing Assistance Office (HAO City of Mishawaka owner-occupied repair program)	\$0	\$75,000
Northern Indiana Food Bank (application received today)	\$4,000	\$15,500
<b>TOTAL</b>	<b>\$57,000</b>	<b>\$224,500</b>

Mr. Thomas said we could put together recommendations based on monitoring from last year and determine who is in most need of the money. He said of the request by Center for the Homeless; we have not funded them recently and have tried to keep the money in Mishawaka.

### Subordination Agreements

Mr. Thomas presented a subordination agreement for 401 W. 9<sup>th</sup> Street. He said it had an original loan date of August 31, 2009. They are refinancing and cutting the time of the loan as well as the interest rate.

Commissioner Eberhart asked who the lender will be? Mr. Thomas said Mutual bank.

Commissioner Ermeti moved to approve the subordination agreement for 401 W. 9<sup>th</sup> Street. Commissioner O'Dell seconded; motion carried.

**Stand Form Agreement with Place Builders**

Mr. Thomas presented the Standard Form Agreement with Place Builders for First Time Homebuyer program. They will build 519 W. 6<sup>th</sup> Street. Mr. Thomas said this site has gone thru the variance process due to the lot being narrow. It's now ready for construction. Commissioner O'Dell moved to approve the Standard Form Agreement with Place Builders. Commissioner Pingel seconded; motion carried.

**First Time Homebuyer Update**

Mr. Thomas said three homes are ready to be started immediately; possibly as soon as the year of the year. And, he said, we will keep building as we get applicants. Mr. Thomas said builds may be started even though we don't have an applicant because we need to spend down the money.

**Anything Else Brought Before the Commission**

Mr. Thomas said to save the date for Mishawaka Main Junior High Apartment ribbon cutting is scheduled for Friday, December 7 at 5:00 p.m. Invitations will be mailed shortly.

Mr. Thomas said the 2013 Action Plan has been submitted and received no public comments. He said there were some errors and he'll go to South Bend tomorrow and meet with Pam Meyers to work things out. It will be presented at next month's meeting.

**Next Meeting**

The next regularly scheduled meeting will be held Monday, December 17, 2012, at 6:30 p.m. due to Christmas holiday.

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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David Thomas, Community Development Director