

REDEVELOPMENT COMMISSION MEETING

January 28, 2013

The regular meeting of the City of Mishawaka Redevelopment Commission was called to order at 6:30 p.m., Monday, January 28, 2013, in Room 205, City Hall, 600 East Third Street, Mishawaka, Indiana. Commissioners Eberhart, O'Dell, Buraczewski, Ermeti were present. Commissioners Pingel and Stillson were absent. In addition to members of the public, the following were also in attendance: Ken Prince, City Planner; John Gourley, Legal Counsel; and Kari Myers, Administrative Planner.

Mr. Gourley, Legal Counsel, acting as temporary chairman presided over the election of officers for the year 2013 and entertained nominations. Commissioner O'Dell made a motion to elect Commissioner Eberhart as president for the year 2013. Commissioner Ermeti seconded; motion carried.

Commissioner Eberhart made a motion to elect Commissioner O'Dell as vice-president for the year 2013. Commissioner Ermeti seconded; motion carried.

Commissioner O'Dell made a motion to elect Commissioner Ermeti as secretary for the year 2013. Commissioner Buraczewski seconded; motion carried.

Commissioner O'Dell moved to approve the minutes of December 17, 2012 meeting. Commissioner Ermeti seconded; motion carried.

Mr. Thomas presented Resolution 2013-01, approving the contract with the Department of Law for the year 2013. Commissioner O'Dell moved for approval of Resolution 2013-01. Commissioner Ermeti seconded; motion carried.

Ken Prince presented a preliminary plan for the former Notre Dame Credit Union located at the corner of Third and Mill Streets. He said many downtown businesses have parking issues and the largest need is south of Lincolnway and West of Main Street. Mr. Prince said they have looked into acquiring the property as potential for parking. He said the property has very little parking in front; the drive-thru is awkward.

Mr. Prince said the best scenario would be employees of local businesses such as Tru-Pay and Arkos would purchase parking passes and utilize the lot. An added benefit would be the church could use on Sunday and the courthouse would have for overflow parking.

Mr. Prince said he talked with Notre Dame Credit Union in December and they had dropped the price to \$165,000 and at that time there was nothing pending nor anything on the horizon. He said he would work with the County for a joint curb cut on Third Street.

Mr. Prince said the lot could possibly generate 30 parking spaces with the same quality as the municipal parking behind Doc Pierce's. It would have fencing, signage, decorative fencing, but all that comes with a price; approximately \$350,000.

Mr. Prince said constructing a parking garage would cost approximately \$20,000 per space vs. \$10,000 per space for this option. He said the question is should the City build a parking garage. He said the Eddy Street Commons parking garage is not being used as anticipated and the reality is people in this area do not want to park in a parking garage.

Mr. Prince said the next step would be to talk to a realtor, have the property appraised, and make an offer. There is no rush for a decision tonight; just putting out for vetting purposes.

Commissioner O'Dell asked if Tru-Pay employees would use the lot. Mr. Prince said probably as they currently have an arrangement with Notre Dame. He said it would be a pay lot for all day parking and any revenue generated would be used for plowing of the lot.

Commissioner Eberhart asked Mr. Prince if he anticipated any problems with the county regarding access. Mr. Prince said he didn't think so, especially with Marsha McClure on the County Council. This arrangement would also benefit the County Services Building.

Mr. Prince also said he wanted the Commission to be aware that he was contacted by Fairview Cemetery regarding their fencing along Liberty Drive. He said they asked if the City could participate in replacing the fence that matched the fencing along Main Street. Mr. Prince said the fencing along Main Street was done as a public project. He said their Board has it under advisement, but we're not interested in providing someone's private fencing.

Mr. Prince said to his knowledge, no one has moved into the senior apartments. The Certificate of Occupancy has been issued and they may be waiting until they have multiple tenants to move in.

Mr. Thomas said a special meeting needs to be scheduled, preferably in February, for the River Center Developers to come in and discuss their Memorandums of Understanding. A meeting was tentatively set for March 7 at 6:30 p.m. Mr. Prince asked the Commission if they wanted to hold as an Executive Session. The Commissioners agreed yes.

Update on Underpass Properties

Mr. Thomas said he and Mr. Prince met with Mike Danch to get an idea of how he is working on replatting some of the properties. The plans are not final and some discussion on zoning needs to take place and have an idea of what should be done.

Mr. Gourley said per State Statues when the City takes title of properties, it's more restrictive. However, when the Commission has ownership of properties, more easily able to fast-track disposition. Mr. Prince said one benefit is that the Commission can put conditions on the sale of a property and determine what is in the best interest of the City.

State Redevelopment Commission Report

Mr. Thomas said each year the Redevelopment Commission has to put together a recap of the year and he has done so with the help of Commissioners Eberhart and O'Dell. A copy was provided to the Commission members for their information.

Release of Mortgage

Mr. Thomas presented a Release of Mortgage for James and Pamela Goebel. He said in October of 1990 they entered into an agreement with the Redevelopment Department for rehab work at their home in the amount of \$28,070. He said it has been paid in full and asked for the Commissioner's approval.

First Time Homebuyer Update

Mr. Thomas said homes at 2604 Milburn and 126 W. 10th were under construction and are moving along quickly. They should be completed mid-March. Mr. Thomas said the basement for 426 W. 9th has been dug and construction at 519 W. 6th should start shortly.

Anything Else Brought Before Commission

Mr. Thomas said last month the Commission agreed to turn the HUD finding issue over to Mr. Gourley so he could render judgment. Mr. Gourley said we're out of compliance with HUD and an option would be to release the 2nd Mortgage as an incentive to get the affected homeowners to sign the document. He said otherwise, the City would have to repay a portion of the money, approximately \$60,000 per home, used to build the home. Mr. Thomas said the properties in question are: 311 Cleveland, 510 W. 10th Street, and 407 W. 6th Street.

Commissioner O'Dell moved to approve the release of the 2nd Mortgage to these homeowners upon their signing of the document agreeing to the required resale restrictions. Commissioner Ermeti seconded; motion carried.

Next Meeting

The next regularly scheduled meeting will be held Monday, February 25, 2013, at 6:30 p.m.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted:

Kari Myers, Administrative Planner

M. Gilbert Eberhart, President

David Thomas, Community Development Director